

CITY OF SAN ANTONIO
Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room, First Floor

December 18, 2007
Tuesday, 12:15 PM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7	
Chairman	

1. **12:15 PM – Work Session presentation by zoning staff to discuss zoning case recommendations and all other items for consideration on the agenda for December 18, 2007, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of December 4, 2007 Minutes.
7. **ZONING CASE NUMBER Z2008036 ERZD:** The request of Brown, PC, Applicant, for H. E. Butt Grocery Company, Owner(s), for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "O-1" ERZD Office Edwards Recharge Zone District on Lot 39, Block 12, NCB 18023, 15000 Block of Huebner Road. (Council District 8) Pg. 6
8. **ZONING CASE NUMBER Z2008024:** The request of Kaufman & Associates, Inc., Applicant, for Brass Centerview Holdings, LLC, Owner(s), for a change in zoning from "O-2" Office District, "C-1" Light Commercial District and "C-2" Commercial District to "C-3" General Commercial District on 5.286 acres out of NCB 14277, 10.55 acres out of NCB 14274, and 1.582 acres out of NCB 14275, 4400 - 4600 Block of Centerview Road. (Council District 7) Pg. 16
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

9. **ZONING CASE NUMBER Z2008007:** The request of Brown, P. C., Applicant, for FC Properties One, Ltd., Owner(s), for a change in zoning from "MF-33" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District and "I-1" General Industrial District to "C-3" General Commercial District on 9.852 acres out of NCB 16007, 9000 Block of West Loop 1604 North. (Council District 6) Pg. 20

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

10. Public hearing and consideration of a resolution to recommend an ordinance to:

Amend Chapter 35 of the City Code by amending Unified Development Code (UDC) §35-304 pertaining to the "Official Zoning Map" to establish Neighborhood Conservation District 6 (NCD-6) Zoning Overlay generally bound by Burr Road on the north, North New Braunfels and Old Austin Road on the east, Eleanor and Brackenridge Road on the south and the existing boundary of the River Improvement Overlay District (RIO-1), which is located along Broadway on the west; to provide for a Neighborhood Conservation District Plan and provide for the following zoning changes:

ZONING CASE NUMBER Z2008041: The request of City of San Antonio, Planning & Community Development Department, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning from "R-4" Residential Single-Family District; "R-4" HS Residential Single-Family District, Historic Significance; "R-4" (CD-Triplex) Residential Single-Family District with a Conditional Use for a Triplex; "RM-4" Residential Mixed District; "MF-33" Multi-Family District; PUD "MF-33" Planned Unit Development Multi-Family District; "O-1" Office District; "O-2" Office District; "C-1" Light Commercial District; "C-1" HS Light Commercial District, Historic Significance; "C-2" Commercial District; "C-3NA" General Commercial District, Non-Alcoholic Sales to "R-4" NCD-6 Residential Single-Family Neighborhood Conservation District-6; "R-4" NCD-6 HS Residential Single-Family Neighborhood Conservation District-6, Historic Significance; "R-4" NCD-6 (CD-Triplex) Residential Single-Family Neighborhood Conservation District-6 with a Conditional Use for a Triplex; "RM-4" NCD-6 Residential Mixed Neighborhood Conservation District-6; "MF-33" NCD-6 Multi-Family Neighborhood Conservation District-6; PUD "MF-33" NCD-6 Planned Unit Development Multi-Family Neighborhood Conservation District-6; "O-1" NCD-6 Office Neighborhood Conservation District-6; "O-2" NCD-6 Office Neighborhood Conservation District-6; "C-1" NCD-6 Light Commercial Neighborhood Conservation District-6; "C-1" NCD-6 HS Light Commercial Neighborhood Conservation District-6, Historic Significance; "C-2" NCD-6 Commercial Neighborhood Conservation District-6; "C-3NA" NCD-6 General Commercial Neighborhood Conservation District-6, Non-Alcoholic Sales on multiple properties within Block 3, NCB 6229; Block 2, NCB 6228; Block 1, NCB 6227; NCB 6015; NCB 6096; NCB 6562; NCB 6561; Block 5, NCB 3081; Block 6, NCB 3081; NCB 6560; Block 1, NCB 6089; Block 6, NCB 6094; Block 7, NCB 6095; Block 1, NCB 6145; NCB 6144; NCB 6570; NCB 6138; Block 2, NCB 6090; Block 3, NCB 6091; Block 5, NCB 6093; Block 4, NCB 6092; NCB 6569; NCB 6568; NCB 6137; NCB 6136; Block 1, NCB 6524; Block 2, NCB 6525; Block 4, NCB 6527; Block 5, NCB 6528; Block 3, NCB A-50; NCB 7186; Block 3, NCB 6526; Block 2, NCB 6139; NCB 6142; Block 1, NCB 6779; Block 4, NCB 6782; Block 5, NCB 3859; Block 6, NCB 3860; Block 8, NCB 3862; Block 7, NCB 3861; Block 5, NCB 6783; Block 7, NCB 6212; Block 6, NCB 6212; Block 2, NCB 6139; NCB 6141; NCB 6140; Block 2, NCB 6780; Block 3, NCB 6781; Block 6, NCB 6784; Block 7, NCB 6785; Block 1, NCB 1074; Block 2, NCB 1075; Block 3, NCB 1076; Block 6, NCB 1079; Block 5, NCB 1078; Block 4, NCB 1077; Block 7, NCB 1080; Block 8, NCB 1081; Block 9, NCB 1082; Block 12, NCB 1085; Block 11, NCB 1084; Block 10, NCB 1083; NCB 65; Block 10, NCB 3864; Block 9, NCB 3863; Block 5, NCB 1056; Block 12, NCB 3866; Block 11, NCB 3865; Block 2, NCB 9020; Block 3, NCB 9021; Block 13, NCB 3867; Block 1, NCB 9019; Block 14, NCB 1067; Block 15, NCB 1067; NCB 1055; Block 4, NCB 1057; Block 7, NCB 1064; Block 8, NCB 1070, 122 through 166 Burr Road; 120 through 158 Perry Court; 111 through 162 Davis Court; 2103 through

2150 East Hildebrand Avenue; 106 through 158 Groveland; 119 through 254 Allensworth; 202, 206, 210, 214, 302 through 355 Thorman; 202, 204, 214, 215, 218, 220, 222, 229, 230, 231, 301 through 355 Carnahan Street; 112, 114, 116, 118, 200 through 580 Pershing Avenue; 819, 825 Old Austin Road; 120 Ethel Court; 201 through 555 Queen Anne Court; 112, 114, 116, 120, 130, 200 through 531 Elmhurst Avenue; 110, 114 Bellview; 119, 123, 133, 137, 139, 143, 147, 201, 301 through 531 Parland; 118 through 652 Funston Place; 309, 411, 415, 417 Margaret; 103 through 365 Claremont Avenue; 102 through 122, 205 through 223, 302 through 327, 343 Andrews; 200, 335 Old Austin Road; 115, 119, 120, 202 through 276, 303 through 350, 401 through 466 Natalen Avenue; 1407, 1405, 1612, 1613 Benton; 1609, 1610, 1703, 1803, 1805 Calhoun; 106, 202 through 220, 300 through 308 Pinckney; 120, 125, 126, 127, 143, 201 through 237, 303 through 322 Lucas; 202 through 220, 302 through 341, 400 through 467, 501 through 563, 615 through 647, 703 through 743, 801 through 819 Eleanor; 103 through 125, 208, 209, 220 through 232, 302 through 347 Victor Street; 1001, 1207 Westgate; 1103 through 1112, 1130, 1201, 1202, 1234, 1235, 1250, 1305 through 1318 East Mulberry Avenue; 108, 110 Tendick; 112 through 121, 200 through 221, 303 through 343, 400 through 420 Ira; 150 Humphrey; 123 Brackenridge; 106, 110 Wesley; 2906, 3004, 3402, 3419, 3415, 3901, 4001 North New Braunfels; 3130, 3210, 4318, 4302, 4400, 4418, 4500 Broadway. (Council District 9) Pg. 24

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

11. **ZONING CASE NUMBER Z2008045 H:** The request of City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Multiple Owners, Owner(s), for a change in zoning from "R-6" Residential Single-Family District, "R-6" (CD- Duplex) Residential Single-Family District with a Conditional Use for a Duplex and "R-6" HS Residential Single-Family District Historic Significance to "R-6" H Residential Single-Family Historic District, "R-6" H (CD- Duplex) Residential Single-Family Historic District with a Conditional Use for a Duplex and "R-6" H HS Residential Single-Family Historic District, Historic Significance on Multiple Properties to include all of NCB 6827, NCB 6828, NCB 6829, NCB 6830, NCB 6831 and NCB 7058. 2100 and 2200 Block of West Woodlawn; 2100 and 2200 Block of West Mistletoe; 2100 and 2200 Block of West Magnolia Avenue; 2100 and 2200 Block of West Huisache Avenue. (Council District 7) Pg. 32

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

12. **ZONING CASE NUMBER Z2008046 H:** The request of City of San Antonio, Planning Department, Historic Office, Applicant, for Multiple Owners, Owner(s), for a change in zoning from "R-4" Residential Single-Family District and "O-2" Office District to "R-4" H Residential Single-Family Historic District and "O-2" H Office Historic District on 101, 102, 105, 110, 112, 115, 118, 119, 121, 122, 123, 128, 129, 131, 133, 134, 142, 143, 147, 148, 150, 151, 155, 156, 160, 161, 164, 165, 166, 170, 171, 173, 174, 180, 181 Hermine Boulevard and 101, 102, 106, 107, 109, 114, 115, 116, 119, 124, 127, 130, 134, 135, 139, 144, 145, 148, 151, 152, 157, 158, 164, 165, 168, 171, 174, 177, 178, 182, 183, 185, 202, 205, 210, 211, 213, 214, 218, 219, 223, 224, 225, 230, 231, 234, 237, 240, 243, 246, 250, 253, 258, 259, 264, 265, 268, 272, 275, 278, 279, 280, 284, 287, 293 Thorain Boulevard. (Council District 1) Pg. 38

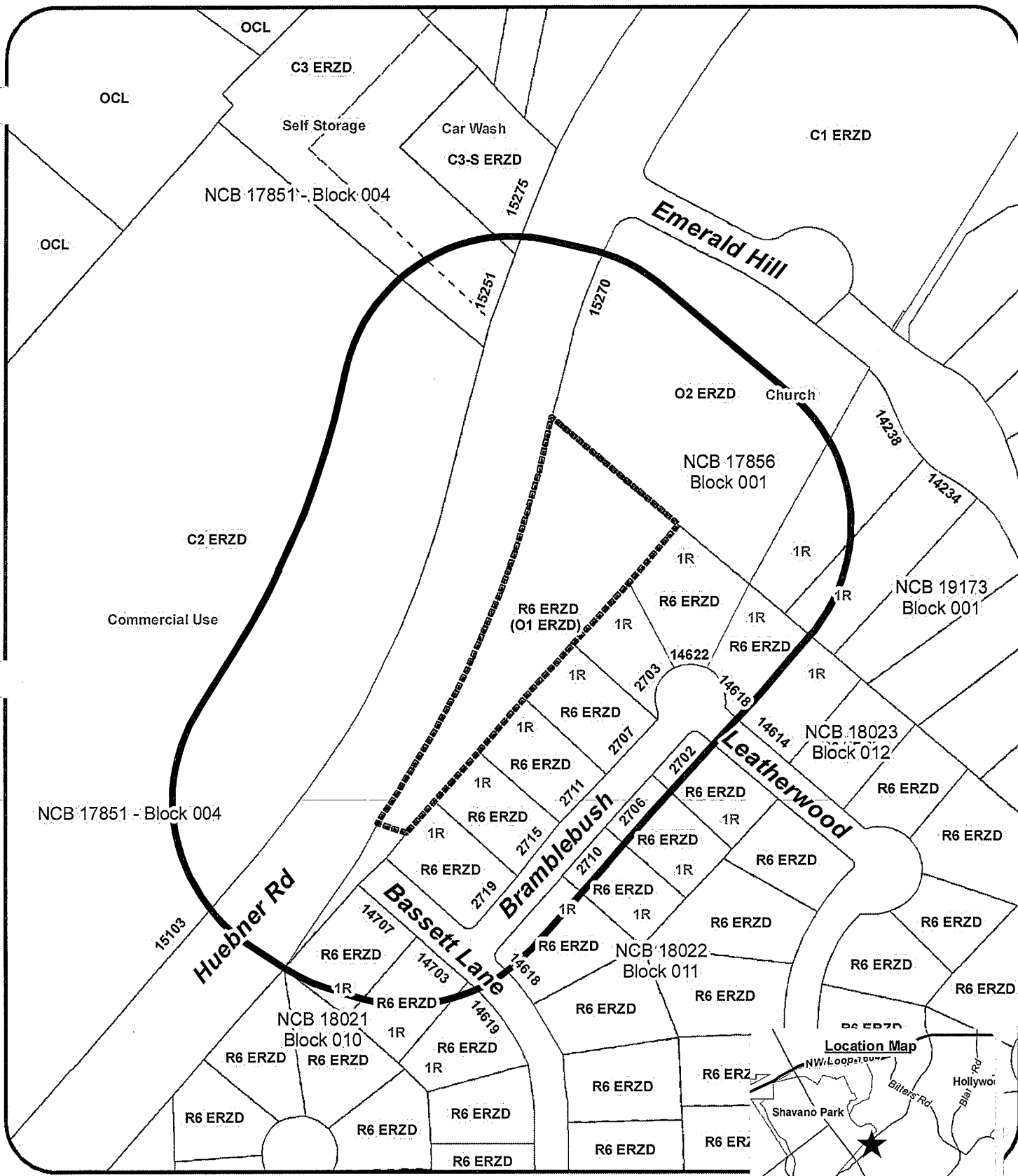
- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

13. **ZONING CASE NUMBER Z2008039:** The request of Phil Garay, Applicant, for Adalberto Hernandez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 1 and Lot 2, Block 1, NCB 18308 (0.927 acres), 7900 Block of Tezel Road. (Council District 7) Pg. 48
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
14. **ZONING CASE NUMBER Z2008042:** The request of Agrestic I, LP, Applicant, for Elite Development, Inc., Owner(s), for a change in zoning from "C-3" GC-2 General Commercial Gateway Corridor District-2 and "C-2" GC-2 Commercial Gateway Corridor District-2 to "MF-33" GC-2 Multi-Family Gateway Corridor District 2 on P -32 and P-21, NCB 17640, W. Military Drive and Dugas. (Council District 6) Pg. 52
15. **ZONING CASE NUMBER Z2008043:** The request of The Westmoreland Company, Inc., Applicant, for Texas General Land Office, Owner(s), for a change in zoning from: "C-3" General Commercial District to "I-1" General Industrial District on NCB 16115 P-5A (0.401 AC) and P-66 (13.774 AC), 2.38 acres out of NCB 16115, Northside of Culebra Road between Fairgrounds Parkway and Ascot Park. (Council District 6) Pg. 54
17. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
18. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.





Zoning Case Notification Plan

Case Z-2008-036

Council District 8

Scale: 1" approx. = 150'

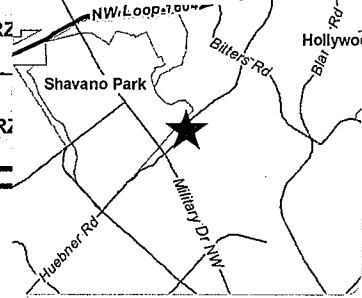
Subject Property Legal Description(s): Lot 39 - NCB 18023 - Block 012

Legend

- Subject Property (0.936 Acres)
- 200' Notification Buffer
- Current Zoning R6 (R6)
- Requested Zoning Change
- 100-Year FEMA Floodplain



Location Map



City of San Antonio - Development Services Dept
(12/10/2007)

CASE NO: Z2008036 ERZD

Final Staff Recommendation - Zoning Commission

Date: December 18, 2007

Council District: 8

Ferguson Map: 515 E6

Applicant Name:

Brown, P.C.

Owner Name:

H.E. Butt Grocery Company

Zoning Request: From "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "O-1" ERZD Office Edwards Recharge Zone District.

Property Location: Lot 39, Block 12, NCB 18023

15000 Block of Huebner Road

Huebner Road, West of Emerald Hill Drive

Proposal: To Allow an Office

Neigh. Assoc. Oak Meadow Neighborhood Association is within 200 feet.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The applicant is proposing a zoning change to allow an office development. The subject property fronts on Huebner Road, which is identified as a "Type A Primary Arterial" road on the city's Major Thoroughfare Plan and would accommodate the traffic generated by an office. The requested rezoning is consistent with the existing uses along this portion of Huebner Road, which consists mostly of office and commercial uses. Further, being as it is an irregularly shaped lot, the likelihood that a residential development could occur on the subject property appears to be minimal. Most of the southwest portion of the property is too narrow to meet the needs of a single-family residential development. The subject property is adjacent to several residential structures to the southeast, thus a Type B landscape buffer will be required along the southeastern portion of the property line.

The subject property is currently undeveloped and consists of 0.936 acres. The property is located on Huebner Road west of Emerald Drive and east of Northwest Military Drive. The property was annexed on August 20, 1980 per Ordinance #52455. The previous R-1 zoning converted to R-6 following the adoption of the Unified Development Code in 2002.

The property to the north of the subject property contains a church, and is zoned O-2. A residential subdivision is located to the east/southeast with R-6 zoning. Across Huebner Road to the west is a vacant parcel zoned C-2. To the south lies more residential single-family dwellings zoned R-6.

SAWS Summary:

1. SAWS recommends Approval of the proposed use.
2. SAWS identifies the property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50%.

CASE MANAGER : Mike Farber 207-3074

Z2008036

DEVELOPMENT SERVICES
RECEIVED

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

2007 NOV 26 PM 1:56

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008036 (Medical Office)

Date: November 19, 2007

SUMMARY

A request for a change in zoning has been made for an approximate 0.936-acre tract located on the city's northwest side. A change in zoning from **R-6 ERZD** to **O-1 ERZD** is being requested by the applicant, Brown, P.C. Attorneys at Law. The change in zoning has been requested to allow for the development of a medical office development.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, near the intersection of Emerald Hill Dr. and Huebner Rd. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 ERZD to O-1 ERZD and will allow for the development of a medical office development. Currently the site is undeveloped with undisturbed vegetation.

2. Surrounding Land Uses:

The Castle Hill Congregation is located to the northeast and Huebner Rd. borders the northwest and west side of the property. Oak Meadow subdivision is located to the east and southeast portion of the property.

3. Water Pollution Abatement Plan:

As of the date of this report, a Water Pollution Abatement Plan (WPAP) has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on November 8, 2007, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a partially vegetated parcel located between Huebner Road and a residential neighborhood, approximately 0.936 acres in area. The entire subject site was observed to be undeveloped and moderately vegetated with ground level vegetation and native trees. Moderate exposure of bedrock was observed throughout the subject site. Moderate amounts of imported waste rock was also noted throughout the subject site.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer. Visual observation of exposed bedrock was inconclusive of this determination, due to the presence of additional imported waste rock material.

The Cyclic and Marine Member of the Person Formation of the Edwards Aquifer is characterized by the presence of numerous caves and other laterally extensive dissolution features, with laterally and vertically extensive porosity and permeability. This member is approximately 20 feet thick. This member is a water bearing member of the Edwards Aquifer. However, no caves or any features, other than described above were identified.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

1. Site Specific Concerns:

- A. The improper handling and disposal of medical and bio-hazardous material to be generated on-site.

2. Standard Pollution/Abatement Concerns:

- A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
- B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site.
2. The SAWS recommendation of 50% maximum impervious cover is based on the existing R-6 zoning of the subject property. R-6 zoning was commonly used by San Antonio as a default zoning for annexed properties that were not developed at the time of annexation. The subject property is currently a Category 2, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 65% impervious cover. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.
3. Outside storage of chemicals will not be permitted on the site.
4. Hazardous and/or contaminated material shall be placed in properly labeled containers and disposed of by a licensed waste hauler/bio-waste hauler. All medical waste shipping documents shall be available for inspection, upon request by the Aquifer Protection and Evaluation Section of SAWS. Incineration on site, of any waste, in any quantity shall be strictly prohibited.

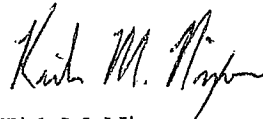
5. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
6. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
8. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.
9. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.

5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



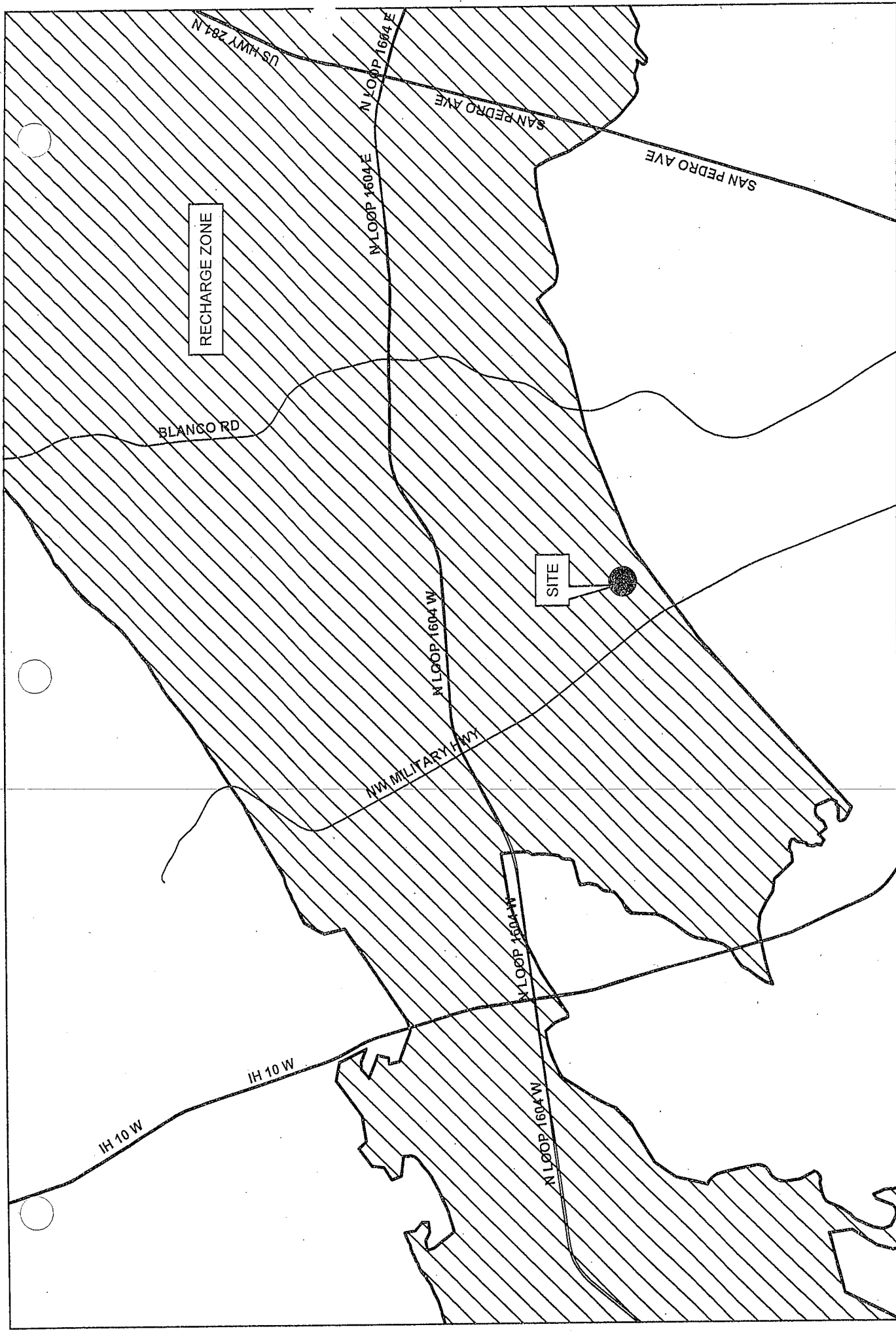
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director
Resource Protection & Compliance Department

KMN:MAE

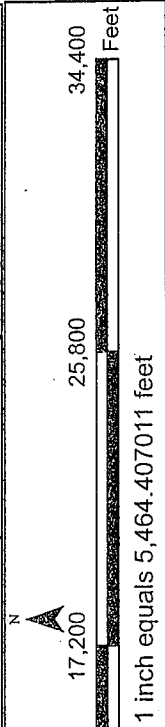


ZONING FILE: Z2008036 (FIGURE 1)

ZONING: MEDICAL OFFICE

MAP PAGE: 515, E6 X= 2114705 Y= 13758503

Map Prepared by Aquifer Protection & Evaluation MAE 11/19/2007



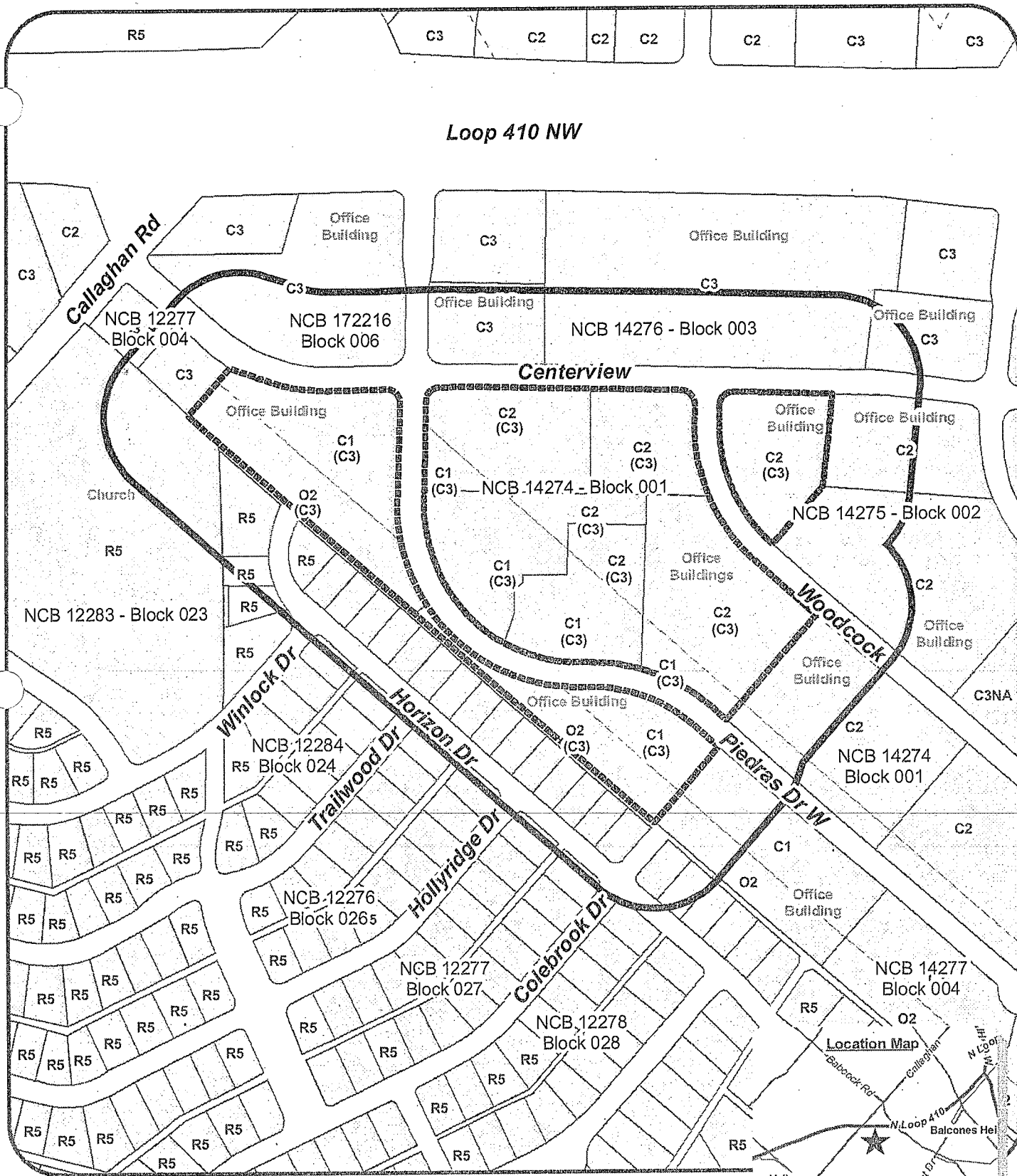


ZONING FILE: Z2008036 FIGURE 2

ZONING: MEDICAL OFFICE

MAP PAGE: 515, E6 X= 2114705 Y= 13758503

Map Prepared by Aquifer Protection & Evaluation MAE 11/8/2007



Zoning Case Notification Plan

Case Z2008024

Council District 7

Scale: 1" approx. = 300'

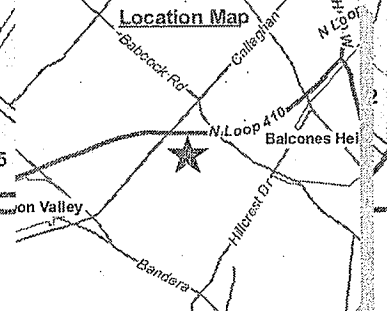
Subject Property Legal Description(s): Lots 1A, 2, 3, 4, & 5 - NCB 14274 - Block 001 and Lot 1 - NCB 14275 - Block 002 and Lots 1 & 3 - NCB 14277 - Block 004

Legend

- Subject Property (17.418 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



Location Map



City of San Antonio - Development Services Dept
(11/07/2007)

CASE NO: Z2008024

Final Staff Recommendation - Zoning Commission

Date: December 18, 2007

Zoning Commission Continuance (Applicant's Request)
from November 20, 2007.

Council District: 7

Ferguson Map: 581 A4

Applicant Name:
Kaufman & Associates, Inc.

Owner Name:
Brass Centerview Holdings, LLC

Zoning Request: From "O-2" Office District, "C-1" Light Commercial District and "C-2" Commercial District to "C-3" General Commercial District.

Property Location: 5.286 acres out of NCB 14277, 10.55 acres out of NCB 14274, and 1.582 acres out of NCB 14275

Approximate 4400 - 4600 Block of Centerview Road

Generally Located Along Centerview Road, W. Piedras Drive and Woodcock

Proposal: To Allow for Commercial Development

Neigh. Assoc. None

Neigh. Plan Near Northwest Neighborhood Plan

TIA Statement: A Level-3 Traffic Impact Analysis (TIA) will be required.

Staff Recommendation:
Consistent

The Near Northwest Neighborhood Plan calls for Regional Commercial land use for the subject property. The requested C-3 General Commercial District zoning is considered a Regional Commercial land use and is consistent with the plan.

Approval

The subject properties were annexed in 1952 and total approximately 17.418 acres. There are seven existing office buildings on the subject properties that measure from 14850 square feet up to 52750 square feet in size and were constructed between 1968 and 1978. These subject properties were zoned B-1, B-2 and O-1 by City Council and approved on March 7, 1968 (Ordinance #36301) and November 19, 1970 (Ordinance #39077.) In 2002 following the adoption of the Unified Development Code, the existing C-1, C-2 and O-2 zoning converted from the previous B-1, B-2 and O-1 zoning.

C-3 General Commercial District zoning currently exists to the north of the subject property across Centerview. Property to the west is zoned C-3 General Commercial District and R-5 Residential Single-Family District. Property to the east is C-2 Commercial District. Property to the south is zoned O-2 Office District, C-2 Commercial District, C-1 Light Commercial District and R-5 Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of office buildings to the north of the subject property across Centerview. There are office buildings and a church facility to the west and additional office buildings to the east. There are office buildings and single family homes to the south.

The applicant is requesting C-3 zoning in order to redevelop the existing office park into a shopping center. The requested C-3 General Commercial District is a regional commercial district and is most appropriate along freeways or at the intersections of major thoroughfares; consequently allowing land uses that rely on a high traffic count and major visibility in order to remain viable. Staff would consider this location, 400 feet east



CASE NO: Z2008024

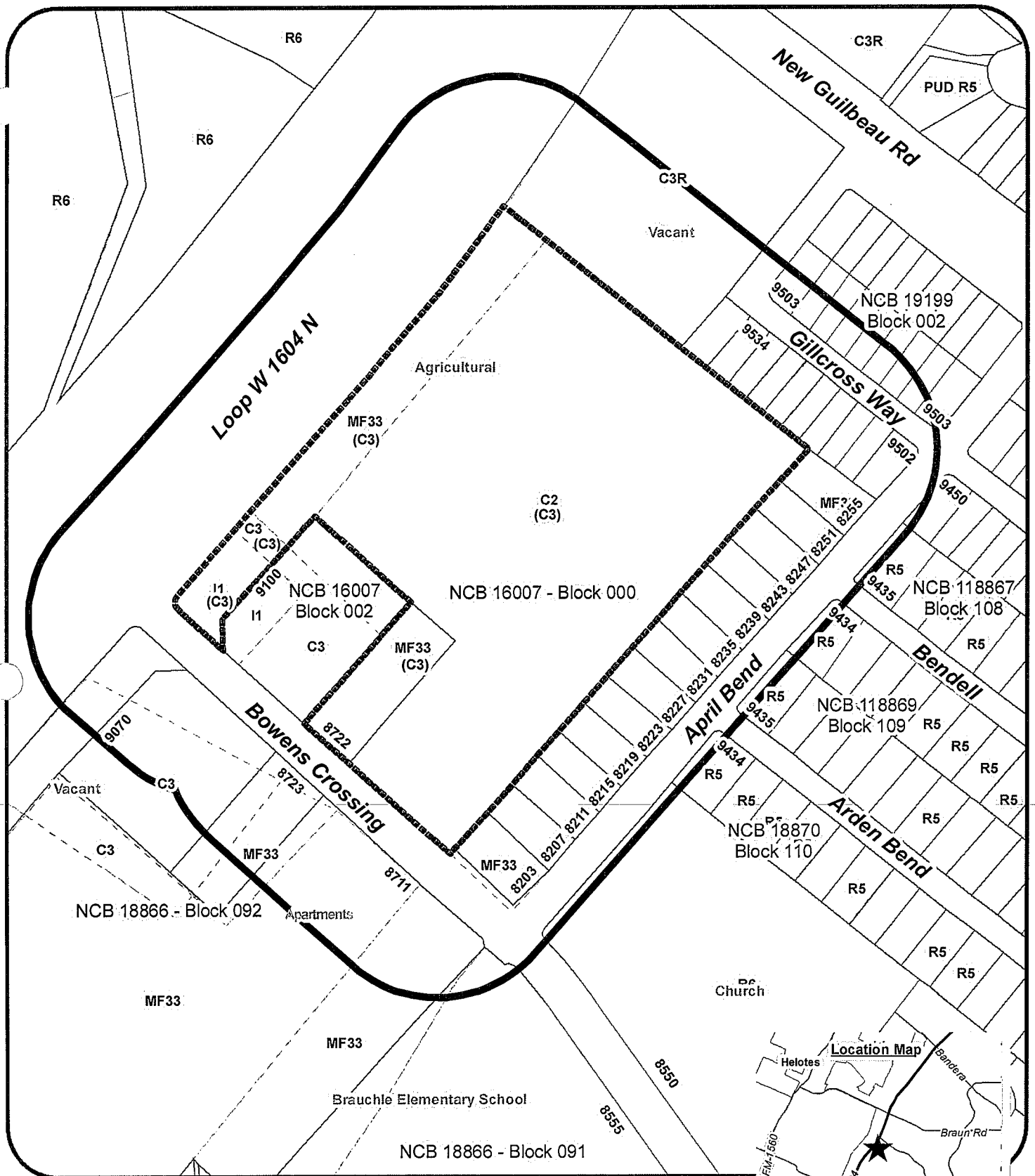
Final Staff Recommendation - Zoning Commission

of the intersection of Callaghan Road (a Secondary Arterial Type A) and Loop 410 (a Freeway), appropriate for regional commercial uses.

Staff believes that this proposed redevelopment would not be out of character with the commercial and office development that exists along Centerview, West Piedras Drive and Woodcock. The requested zoning would be appropriate at this location in order to provide commercial and retail uses that would compliment and serve the existing residential uses in the general area. A rezoning of this property to a C-3 district would not constitute commercial encroachment into a residential area, seeing that this development would occur in an existing nonresidential location.

The requested "C-3" General Commercial District allows for uses that are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. Any proposed development located in a "C-3" Commercial District and adjoining a zoning district zoned "R-5" Residential Single-Family District, will require the applicant to install a type C buffer.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z-2008-007

Council District 6

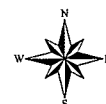
Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 2 - NCB 16007 - Block 002 and Parcel P-5 - NCB 16007 - Block 000

Legend

- Subject Property (9.852 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

R6
(R6)



City of San Antonio - Development Services Dept
(11/09/2007)

CASE NO: Z2008007

Final Staff Recommendation - Zoning Commission

Date: December 18, 2007

Zoning Commission Continuance (Applicant's Request)
from December 4, 2007

Council District: 6

Ferguson Map: 546 E6

Applicant Name:

Owner Name:

Brown, P. C.

FC Properties One, Ltd.

Zoning Request: From "MF-33" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District and "I-1" General Industrial District to "C-3" General Commercial District.

Property Location: 9.852 acres out of NCB 16007

9000 Block of West Loop 1604 North

Northeast of the intersection of West Loop 1604 North and Bowens Crossing

Proposal: To Allow for Commercial Development

Neigh. Assoc. None

Neigh. Plan Northwest Community Plan

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting

Staff Recommendation:

Inconsistent

The Northwest Community Plan designates the subject property as Community Commercial. Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. The plan amendment was heard and approved by the Planning Commission on the December 12, 2007.

Approval pending plan amendment

The subject property consists of undeveloped land with frontage on Loop West 1604 North. The property is adjacent to PUD R-5 and C-3 R zoning to the north; R-6 zoning to the west; MF-33, R-5 and R-6 zoning to the east; and MF-33 and C-3 zoning to the south. The surrounding land uses consist of vacant land and residential dwellings to the north and west, residential dwellings and a church to the east and an apartment complex, elementary school and gas station to the south.

The applicant is requesting a rezoning to allow the development of commercial retail stores, restaurants and a hotel. Staff finds the request for commercial zoning to be appropriate given the subject property's location along a freeway and the prevalence of commercial zoning to the north and south. C-3 zoning is most appropriate at the intersections of major thoroughfares, arterials or commercial nodes, or along freeway frontages. Furthermore, commercial zoning would provide commercial and retail uses that would compliment and serve the extensive neighboring residential developments in the immediate area.

CASE MANAGER : Brenda Valadez 207-7945



Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008007

Existing Zoning: MF-33, C-2 C-3 & I-1

Requested Zoning: C-3

Registered Neighborhood Association(s): Guilbeau Park

Neighborhood/Community/Perimeter Plan: Northwest Community Plan

Future Land Use for the site: Community Commercial

Community Commercial: Community Commercial provides for offices, professional services and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, a music store, a nursery or a mailing services store. Locations for Community Commercial include arterials and high-traffic areas. It can serve as an appropriate buffer between low, medium and high-density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities. Shared access is required.

Other Comments:

Regional Commercial typically lends itself to the development of big box stores and large commercial centers. The Northwest Community Plan specifically states that they desire to both discourage commercial strip development as well as control growth and land development along Guilbeau Road. The Residential Commercial area should be at least 20-acres to accommodate the large-scale development and necessary parking. This subject area is only 11-acres and backs up to low-density residential. Such massive commercial structures do not appropriately fit in a low-density residential area, nor is there a way to appropriately shield the residents from the high traffic created by Regional Commercial uses as desired in the community plan. Furthermore, the desired Regional Commercial node is at the intersection of Loop 1604 and Bandera, according to the plan. Therefore approving this zoning change would be inconsistent with the goals of the Northwest Community Plan.

Analysis:

☐ Request conforms to Land Use Plan ☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval ☒ Denial

☐ Alternate Recommendation

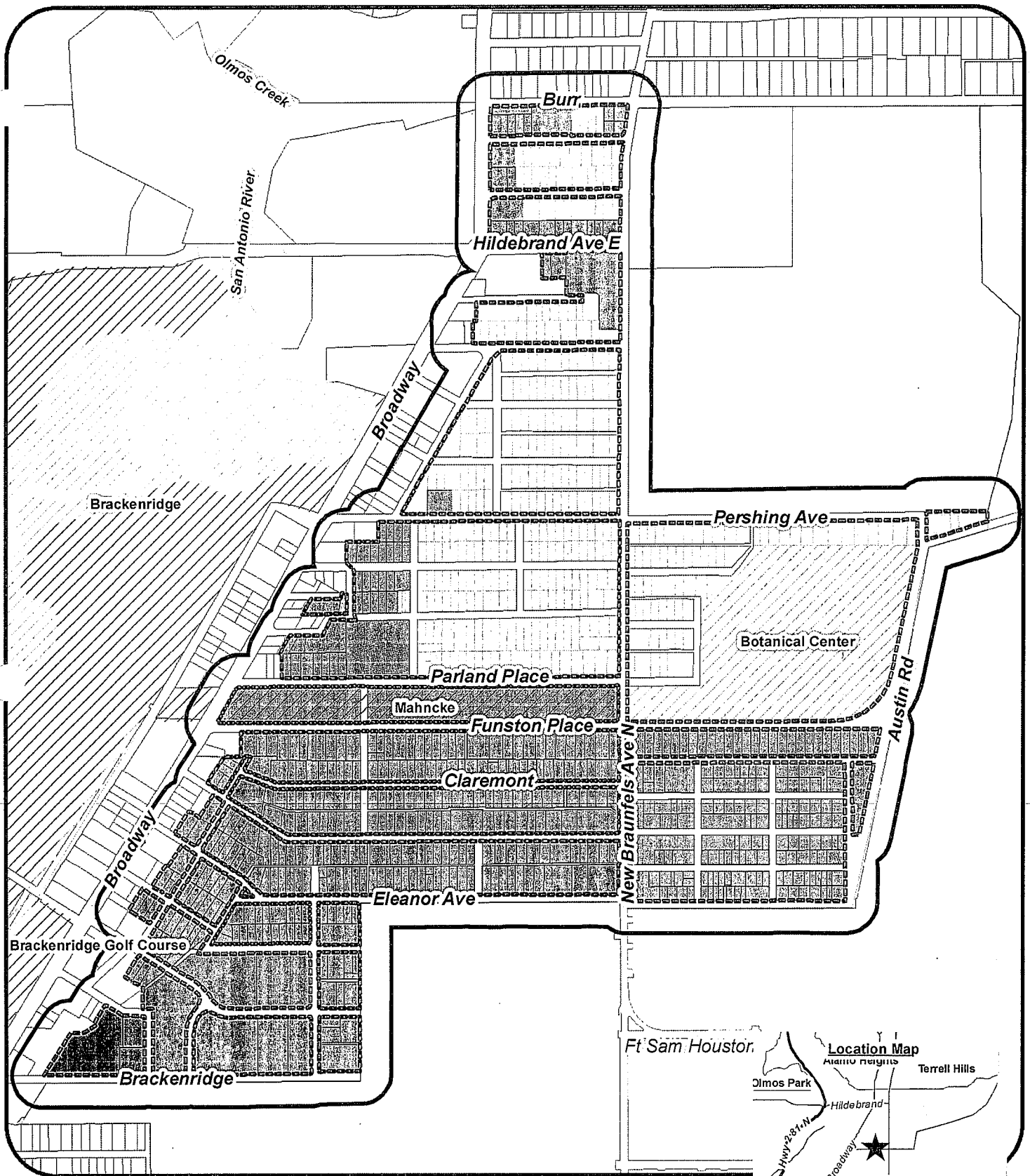
Reviewer: Lauren Edlund

Title: Planner

Date: 10/11/2007

Manager Review: Nina Nixon-Mendez, AICP

Date: 10/15/2007



Zoning Case Notification Plan

Case Z-2008-041

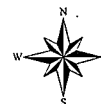
Council Districts 2 and 9

Scale: 1" approx. = 800'

Subject Property Legal Description(s): See Attachment

Legend

Subject Property	-----	(247.5 Acres)
200' Notification Buffer	=====	
Zoned Commercial	=====	
Zoned Residential	=====	
Zoned Office	=====	
Zoned Multifamily	=====	
100-Year FEMA Floodplain	=====	



CASE NO: Z2008041

Final Staff Recommendation - Zoning Commission

Date: December 18, 2007

Council District: 9 & 2

Ferguson Map:

Applicant Name:

Owner Name:

City of San Antonio, Planning and
Community Development Department

Multiple Property Owners

Zoning Request: From "R-4" Residential Single-Family District; "R-4" HS Residential Single-Family District, Historic Significance; "R-4" (CD-Triplex) Residential Single-Family District with a Conditional Use for a Triplex; "RM-4" Residential Mixed District; "MF-33" Multi-Family District; PUD "MF-33" Planned Unit Development Multi-Family District; "O-1" Office District; "O-2" Office District; C-1" Light Commercial District; "C-1" HS Light Commercial District, Historic Significance; C-2" Commercial District; "C-3 NA" General Commercial District, Non-Alcoholic Sales to "R-4" NCD-6 Residential Single-Family Neighborhood Conservation District-6; "R-4" NCD-6 HS Residential Single-Family Neighborhood Conservation District-6, Historic Significance; "R-4" NCD-6 (CD-Triplex) Residential Single-Family Neighborhood Conservation District-6 with a Conditional Use for a Triplex; "RM-4" NCD-6 Residential Mixed Neighborhood Conservation District-6; "MF-33" NCD-6 Multi-Family Neighborhood Conservation District-6; PUD "MF-33" NCD-6 Planned Unit Development Multi-Family Neighborhood Conservation District-6; "O-1" NCD-6 Office Neighborhood Conservation District-6; "O-2" NCD-6 Office Neighborhood Conservation District-6; "C-1" NCD-6 Light Commercial Neighborhood Conservation District-6; "C-1" NCD-6 HS Light Commercial Neighborhood Conservation District-6, Historic Significance; "C-2" NCD-6" Commercial Neighborhood Conservation District-6; "C-3 NA" NCD-6 General Commercial Neighborhood Conservation District-6, Non-Alcoholic Sales.

Property Location: Multiple Properties within Block 3, NCB 6229; Block 2, NCB 6228; Block 1, NCB 6227; NCB 6015; NCB 6096; NCB 6562; NCB 6561; Block 5, NCB 3081; Block 6, NCB 3081; NCB 6560; Block 1, NCB 6089; Block 6, NCB 6094; Block 7, NCB 6095; Block 1, NCB 6145; NCB 6144; NCB 6570; NCB 6138; Block 2, NCB 6090; Block 3, NCB 6091; Block 5, NCB 6093; Block 4, NCB 6092; NCB 6569; NCB 6568; NCB 6137; NCB 6136; Block 1, NCB 6524; Block 2, NCB 6525; Block 4, NCB 6527; Block 5, NCB 6528; Block 3, NCB A-50; NCB 7186; Block 3, NCB 6526; Block 2, NCB 6139; NCB 6142; Block 1, NCB 6779; Block 4, NCB 6782; Block 5, NCB 3859; Block 6, NCB 3860; Block 8, NCB 3862; Block 7, NCB 3861; Block 5, NCB 6783; Block 7, NCB 6212; Block 6, NCB 6212; Block 2, NCB 6139; NCB 6141; NCB 6140; Block 2, NCB 6780; Block 3, NCB 6781; Block 6, NCB 6784; Block 7, NCB 6785; Block 1, NCB 1074; Block 2, NCB 1075; Block 3, NCB 1076; Block 6, NCB 1079; Block 5, NCB 1078; Block 4, NCB 1077; Block 7, NCB 1080; Block 8, NCB 1081; Block 9, NCB 1082; Block 12, NCB 1085; Block 11, NCB 1084; Block 10, NCB 1083; NCB 65; Block 10, NCB 3864; Block 9, NCB 3863; Block 5, NCB 1056; Block 12, NCB 3866; Block 11, NCB 3865; Block 2, NCB 9020; Block 3, NCB 9021; Block 13, NCB 3867; Block 1, NCB 9019; Block 14, NCB 1067; Block 15, NCB 1067; NCB 1055; Block 4, NCB 1057; Block 7, NCB 1064; Block 8, NCB 1070

Multiple lots generally bound by Burr Road to the north; Old Austin Road to the east; Brackenridge Road to the south; and Broadway to the west

Proposal:

To create a Neighborhood Conservation District (Mahncke Park NCD-6).

CASE NO: Z2008041

Final Staff Recommendation - Zoning Commission

Neigh. Assoc. Manke Park Neighborhood Association. Westfort Alliance Neighborhood Association is within 200 feet.

Neigh. Plan Mahncke Park Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

A finding of consistency is not required because no change to the base zone is being requested.

Approval.

The subject property, generally known as the Manhcke Park Neighborhood, is encompassed by Burr to the north, North New Braunfels Avenue and Old Austin Road to the east, the eastern boundary line of the River Improvement Overlay District which is located along Broadway to the west and Eleanor Avenue and Brackenridge Road to the south. This area consists primarily of R-4 residential single family zoning and MF-33 multi-family zoning. Other zoning designations that are located within the Manhcke Park area include RM-4, O-1, O-2, C-1, C-2 and C-3 zoning.

On November 3, 2005 an application was submitted by the Mahncke Park Neighborhood Association to develop a Neighborhood Conservation District. The area qualifies as a City of San Antonio Neighborhood Conservation District according to the following criteria: the area contains a minimum of one block face (all the lots on one side of a block); at least 75% of the area in the proposed district was improved at least 25 years ago and is presently improved; and the area possesses distinctive features that create a cohesive identifiable setting, character or association.

Zoning staff supports the designation of subject properties within the Mahncke Park Neighborhood as a neighborhood conservation district. Additionally, the intent to designate properties in this area as a neighborhood conservation district is supported by Goals 1 and 2 found in the Mahncke Park Neighborhood Plan which was written to help preserve and maintain the quality of the existing residential and commercial properties of this neighborhood through the establishment of design standards for future residential and commercial development.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008041

Existing Zoning: Multiple ("R-4" Residential Single-Family District; "R-4" HS Residential Single-Family District, Historic Significance; "R-4" (CD-Triplex) Residential Single-Family District with a Conditional Use for a Triplex; "RM-4" Residential Mixed District; "MF-33" Multi-Family District; PUD "MF-33" Planned Unit Development Multi-Family District; "O-1" Office District; "O-2" Office District; "C-1" Light Commercial District; "C-1" HS Light Commercial District, Historic Significance; "C-2" Commercial District; "C-3 NA" General Commercial District, Non-Alcoholic Sales)

Requested Zoning: Multiple w/NCD-6 suffix ("R-4" NCD-6 Residential Single-Family Neighborhood Conservation District-6; "R-4" NCD-6 HS Residential Single-Family Neighborhood Conservation District-6, Historic Significance; "R-4" NCD-6 (CD-Triplex) Residential Single-Family Neighborhood Conservation District-6 with a Conditional Use for a Triplex; "RM-4" NCD-6 Residential Mixed Neighborhood Conservation District-6; "MF-33" NCD-6 Multi-Family Neighborhood Conservation District-6; PUD "MF-33" NCD-6 Planned Unit Development Multi-Family Neighborhood Conservation District-6; "O-1" NCD-6 Office Neighborhood Conservation District-6; "O-2" NCD-6 Office Neighborhood Conservation District-6; "C-1" NCD-6 Light Commercial Neighborhood Conservation District-6; "C-1" NCD-6 HS Light Commercial Neighborhood Conservation District-6, Historic Significance; "C-2" NCD-6 Commercial Neighborhood Conservation District-6; "C-3 NA" NCD-6 General Commercial Neighborhood Conservation District-6, Non-Alcoholic Sales)

Registered Neighborhood Association(s):

Mahncke Park Neighborhood Association

Neighborhood/Community/Perimeter Plan:

Mahncke Park Neighborhood Plan, 2001

Future Land Use for the site:

Multiple Future Land Uses

Other Comments:

The proposed zoning overlay does not change the base zoning of properties within the district or limit the authorized uses for those existing base zoning districts in accordance with UDC §35-335 Neighborhood Conservation Districts. The requested zoning change is consistent with the land use component of the plan.

Additionally, the requested zoning changes fulfill the following Goals, Objectives and Action Steps found in the *Mahncke Park Neighborhood Plan*, adopted by City Council in September 2001.

GOAL 1: HOUSING

Objective 1.4: DISCOURAGE INCOMPATIBLE DEVELOPMENT

Discourage the purchase and assembly of residential property for inappropriate speculative purposes.

Major Action Steps:

2. Actively oppose zoning changes, variances, and special exceptions which do not conform to the goals and objectives of the Neighborhood Plan and the standards of the Neighborhood Conservation District.
6. Implement a Neighborhood Conservation District that will set out standards development in residential areas, and includes standards.

Neighborhood and Urban Design Division

Zoning Case Review

GOAL 2: LAND USE AND URBAN DESIGN - Encourage the commercial development and redevelopment of Broadway with particular attention to:

- 1) the shopping and employment needs of neighborhood residents; and**
- 2) a transition from commercial to residential uses which does not damage the character of the neighborhood.**

Objective 2.1: NEIGHBORHOOD CONSERVATION DISTRICT

Implement a Neighborhood Conservation District (NCD) to establish appropriate design standards for both commercial and residential development.

Major Action Step:

1. Work with COSA Planning Department and property owners to establish a Neighborhood Conservation District and design standards for commercial and residential areas. (See Appendix I for suggested design standards.)

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

Staff Recommendation:

☒ Supports

☐ Recommends Denial

☐ Alternate Recommendation

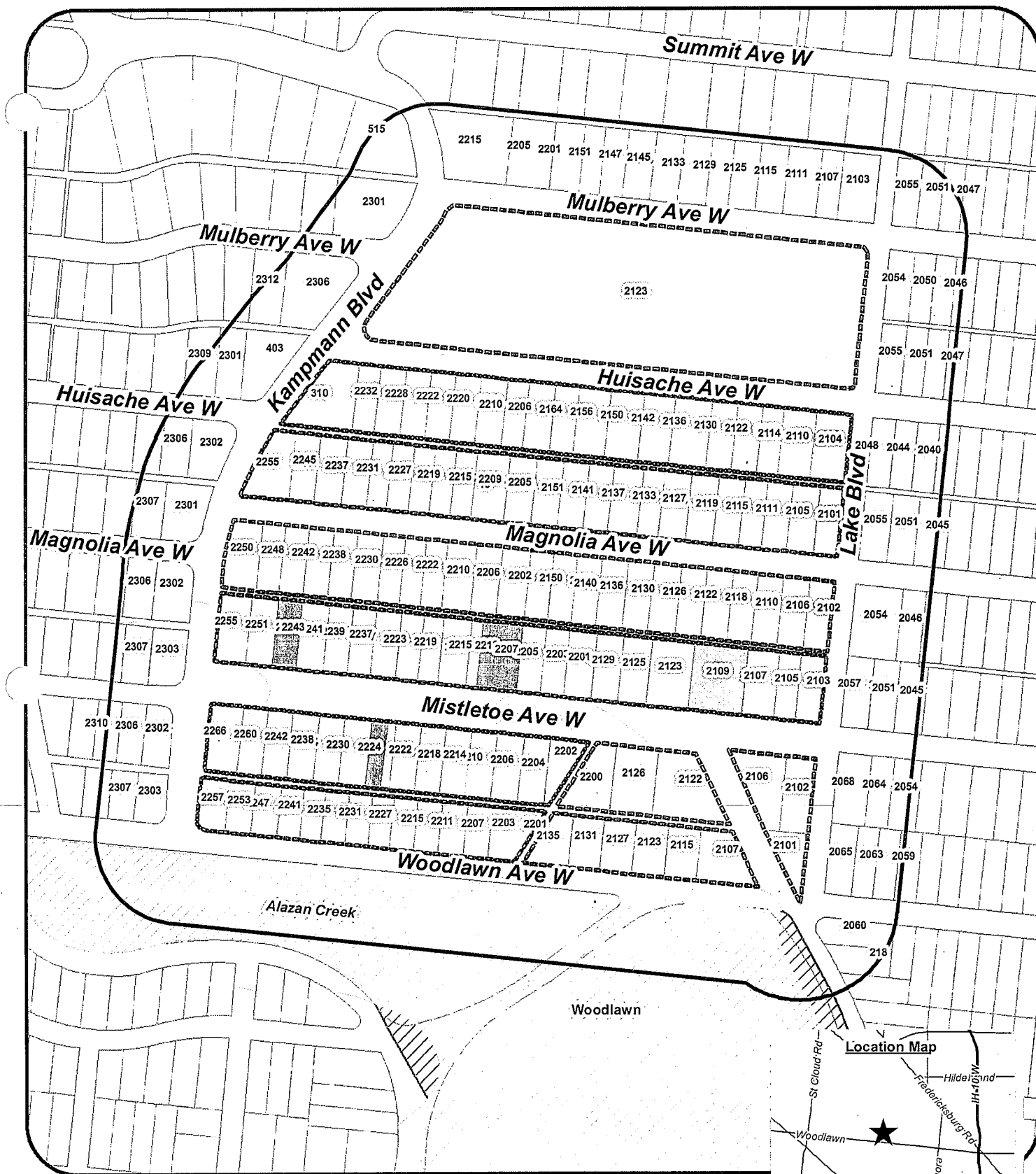
Reviewer: Christopher J. Garcia

Title: Sr. Planner

Date: 12/06/07

Manager Review: Nina Nixon-Mendez

Date:



Zoning Case Notification Plan

Case Z2008045 H

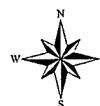
Council District 7

Scale: 1" approx. = 300'

Subject Property Legal Description(s): See Attachment

Legend

Subject Property	-----	(36.6 Acres)
200' Notification Buffer	=====	
Zoned R6	=====	
Zoned R6-C	=====	
Zoned R6 HS	=====	
100-Year FEMA Floodplain	=====	



Location Map



City of San Antonio - Development Services Dept
(11/27/2007)

CASE NO: Z2008045 H

Final Staff Recommendation - Zoning Commission

Date: December 18, 2007

Council District: 7

Ferguson Map: 581 F8

Applicant Name:

City of San Antonio, Planning and Community
Development Department, Historic Preservation Officer

Owner Name:

Multiple Owners

Zoning Request: From "R-6" Residential Single-Family District, "R-6" (CD- Duplex) Residential Single-Family District with a Conditional Use for a Duplex and "R-6" HS Residential Single-Family District Historic Significance to "R-6" H Residential Single-Family Historic District, "R-6" H (CD- Duplex) Residential Single-Family Historic District with a Conditional Use for a Duplex and "R-6" H HS Residential Single-Family Historic District, Historic Significance.

Property Location: Multiple Properties to include all of NCB 6827, NCB 6828, NCB 6829, NCB 6830, NCB 6831 and NCB 7058

2100 and 2200 Block of West Woodlawn; 2100 and 2200 Block of West Mistletoe;
2100 and 2200 Block of West Magnolia Avenue; 2100 and 2200 Block of West
Huisache Avenue

Multiple Lots Generally Bound by W. Mulberry Avenue to the north; Lake Boulevard to
the east; W. Woodlawn to the south; and Kampmann Boulevard to the west

Proposal: To Designate Historic Significance

Neigh. Assoc. Jefferson Neighborhood Association, Woodlawn Lake Community Association
(Monticello Park Neighborhood Association within 200 ft)

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Near Northwest Community Plan calls for Urban Low Density Residential and Public/ Institutional land use for the subject properties. The request to designate this location as Historic is consistent with the goals and objectives of the Near Northwest Community Plan.

The Historic Division of the Planning and Community Development Department recommends a Historic District for the area known as Monticello Park Phase IV based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. These subject properties are generally bound by W. Mulberry Avenue to the north; Lake Boulevard to the east; W. Woodlawn to the south; and Kampmann Boulevard to the west. With the exception of Horace Mann Fine Arts Academy, properties in this general area have both single-family and duplex residential uses. On November 07, 2007 the Historic and Design Review Commission concurred with Staff and is recommending approval of a Historic District.

The subject properties are part of the original 1936 city limits. Most properties in the subject area have existing residential structures, and this area includes Mann Academy. These subject properties were zoned to R-1, which was approved by the City Council on November 20, 1986 (Ordinance #64079.) This ordinance also rezoned three subject properties to allow duplexes as a conditional use. In 2002 following the adoption of the Unified Development Code, the existing R-6 zoning converted from the previous R-1 zoning. On February 10, 2005, (Ordinance #100409) City Council approved a Historic Significance designation for the property at 2109 W. Mistletoe Avenue.

CASE NO: Z2008045 H

Final Staff Recommendation - Zoning Commission

Property to the north across West Mulberry Avenue is zoned R-6 H Residential Single-Family Historic District. Property to the east across Lake Boulevard is zoned R-6 Residential Single-Family District and R-6 (CD-Duplex) Residential Single-Family District with a Conditional Use for a Duplex. R-6 Residential Single-Family District zoning exists to the west across Kampmann Boulevard. Property to the south across West Woodlawn is zoned "R-6" H UCD-5 Residential Single-Family, Historic, Utility Conversion District – 5. Land uses immediately adjacent to the proposed development consist of single-family homes to the north, east and west of the subject properties. Woodlawn Lake is to the south of the subject properties across West Woodlawn Avenue.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008045HS

Existing Zoning: R-6

Requested Zoning: R-6HS

Registered Neighborhood Association(s):

Jefferson NA and Woodlawn Lake NA

Neighborhood/Community/Perimeter Plan:

Near Northwest Community Plan

Future Land Use for the site:

Urban Low Density Residential land use

Other Comments:

Urban Low-Density Residential mainly includes single family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence.

The request does not change the base zoning and is consistent with the Plan.

The plan recommends "Investigating the designation of individual historic landmarks or historic districts within the planning area." (Objective 3.3: Design Standards 3.3.2, pg. 31)

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

Staff Recommendation:

☒ Supports

☐ Recommends Denial

☐ Alternate Recommendation

Reviewer: Zenon F. Solis

Title: Sr. Planner

Date: 12/7/2007

Manager Review: Nina Nixon-Mendez

Date: 12/12/07



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

November 07, 2007

CITY OF SAN ANTONIO

HDRC CASE NO: 2007-280

ADDRESS: 2100 & 2200 Block of W. Woodlawn, 2100
& 2200 Block of W. Mistletoe, 2100 & 2200
Block of W. Magnolia Ave, 2100 & 2200
Block of W. Huisache Ave

LEGAL DESCRIPTION:

PUBLIC PROPERTY:
HISTORIC DISTRICT: Monticello Park Historic District
LANDMARK DISTRICT:

APPLICANT: San Antonio Historic Preservation Officer P. O. Box 839966

OWNER: Various

TYPE OF WORK: Historic District Designation

REQUEST:

The Historic Preservation Officer is requesting a Certificate of Appropriateness for a finding of historic significance for Monticello Park Phase IV. The Historic Preservation Officer is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of Historic District for Monticello Park Phase IV. Consent forms in favor of the district designation have been signed by over 51% of property owners within the proposed district boundaries.

Monticello Park Phase IV

Phase IV of the Monticello Park Historic District expansion is bounded by Huisache Avenue on the north, Woodlawn Avenue on the south, Lake Boulevard on the east and Kampmann Boulevard on the west. The original plat name of this section is Woodlawn Lake First Unit and was platted November 15, 1927 by developer HE Dickinson. The Deed record was filed December 1, 1927 and contained the following information. In seven years Dickinson promised to pay Six Hundred and Sixteen Thousand Eight Hundred Dollars in United States gold coins. He purchased about three hundred and eighty-five and five-tenths acres of land. The boundaries of the tract of land were bounded on the North by Donaldson Avenue, East by Lake Boulevard, South by West Woodlawn Avenue, and on the West by the St. Cloud Road.

One documented architect who designed houses in Woodlawn Lake was N. Strauss Nayfach. Born in San Antonio he graduated in 1928 with a degree in Architecture from the University of Texas at Austin. Nayfach felt middle class people deserved architectural design. He would design and build a house with the stipulation that the new owners have an open house so the public could view his work. This was the only advertisement he did. Nayfach preferred using indigenous stone and his design "signature" was a frieze, two boards in height. Two houses he designed are 2130 W Huisache and 2105 W Mistletoe. Nayfach designed and lived at 505 Club Drive.

Another builder in the Woodlawn Lake area was Alamo Lumber Company. A 1940 newspaper article in the San Antonio Light, stated that Alamo Lumber was building a series of houses and the first to be completed was a "two-story colonial of fireproof construction"

Although platted in 1927, many of the houses were built in the late 1930s, and 1940s. Lag in building times can be attributed to the Great Depression and WWII. Building styles include, but are not limited to modest Bungalows, Tudors, Spanish Colonial Revivals, Montereys and Minimal Traditionals.

RECOMMENDATION:

Staff recommends a finding of historic significance for the area as Monticello Park Phase IV Historic District. The area clearly meets the criteria of the code for local historic district designation, per Sections 35-607 based on the following:

- Properties that are part of a cluster which provide specific representation of an architectural era
- Buildings which constitute a particular or unique example of architectural type or historic period
- Buildings that physically and spatially comprise a specific historic or architectural environment of related buildings that represent the standards and tastes of a specific segment of a community or neighborhood
- Resources that contribute significantly to the historic character of the scene
- Resources which establish a neighborhood identity by creating a continuity within an area

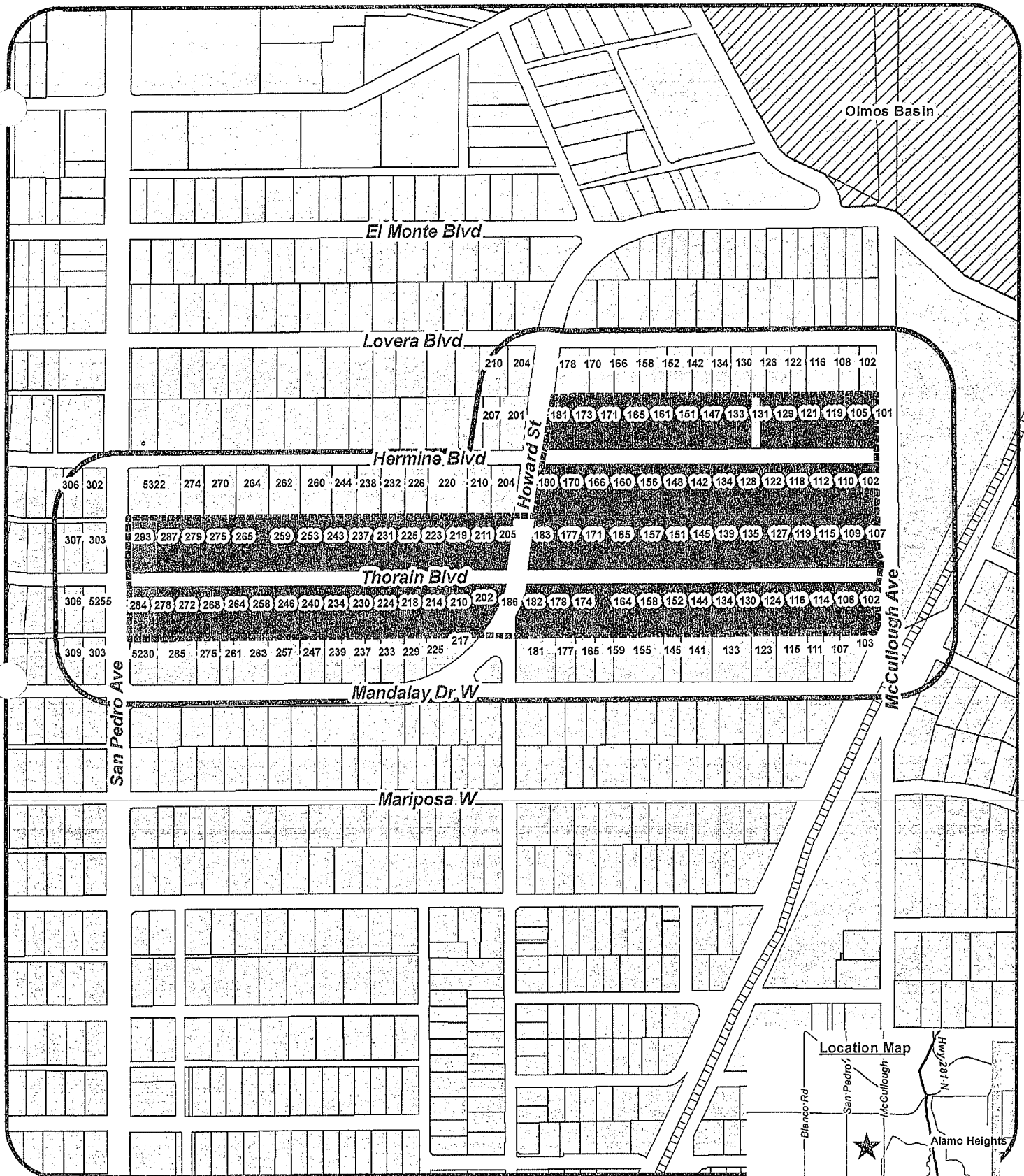
It is a visible reminder of the architectural heritage of the community and has architectural and cultural integrity of location, design, materials, and workmanship. The proposed historic district is united by the pattern of physical development and architectural character.

COMMISSION ACTION:

Approval for for a finding of historic significance for Monticello Park Phase IV and the commission gives a recommendation of approval to the Zoning Commission and to the City Council for designation of Historic District for Monticello Park Phase IV.



Ann Benson McGlone
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2008-046 H

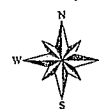
Council District 1

Scale: 1" approx. = 400'

Subject Property Legal Description(s): See Attachment

Legend

- Subject Property (24.6 Acres)
- 200' Notification Buffer
- Zoned Commercial
- Zoned Residential
- 100-Year FEMA Floodplain



Location Map



CASE NO: Z2008046 H

Final Staff Recommendation - Zoning Commission

Date: December 18, 2007

Council District: 1

Ferguson Map: 582 E4

Applicant Name:

City of San Antonio, Planning and
Community Development Department,
Historic Preservation Officer

Owner Name:

Multiple Owners

Zoning Request: From "R-4" Residential Single-Family District and "O-2" Office District to "R-4" H Residential Single-Family Historic District and "O-2" H Office Historic District.

Property Location:

101,102,105,110,112,115,118,119,121,122,123,128,129,131,133,134,142,143,147,148,
150,151,155,156,160,161,164,165,166,170,171,173,174,180,181 Hermine Boulevard
and
101,102,106,107,109,114,115,116,119,124,127,130,134,135,139,144,145,148,151,152,
157,158,164,165,168,171,174,177,178,182,183,185,202,205,210,211,213,214,218,219,
223,224,225,230,231,234,237,240,243,246,250,253,258,259,264,265,268,272,275,278,
279,280,284,287,293 Thorain Boulevard (See Attachment)

North and South side of Hermine Boulevard between Howard Street and McCullough
Avenue, North and South side of Thorain Boulevard between San Pedro Avenue and
McCullough Avenue

Proposal: Designate a Historic District

Neigh. Assoc. Olmos Park Terrace NA. Edison and Northmoor Neighborhood Associations are within
200 feet

Neigh. Plan North Central Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because no change to the base zone is being requested. The North Central Community Plan designates the subject properties as low-density residential per the Land Use Plan found on page 51 of the plan document. The request to add a historic overlay designation to this area does not conflict with the future land use plan found in the North Central Community Plan.

Approval.

The Historic Division of the Planning and Community Development Department recommends the creation of a historic district in the area known as Olmos Park Terrace Phase II Historic District based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks.

The subject properties are part of the original 1936 City Boundary and consist of multiple lots. The proposal is to rezone subject properties to create a historic district. Most properties in the subject area have existing single-family dwellings with office uses at the intersection of San Pedro Avenue and Thorain Boulevard. Surrounding area consists of "R-4" H Residential Single-Family Historic District to the north and south with "R-

CASE NO: Z2008046 H

Final Staff Recommendation - Zoning Commission

4" Residential Single-Family District to the south. Subject properties are within the Olmos Park Terrace Neighborhood Association and Edison and Northmoor Neighborhood Associations are within 200 feet. The development pattern in the general area is predominantly residential in character. On October 4, 2007 the City Council approved a Historic Designation for the properties to the north and south known as Olmos Park Terrace Phase I (Zoning Case Z20077262).

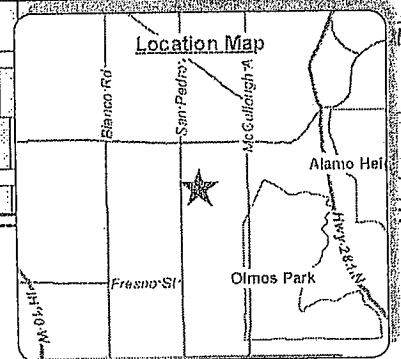
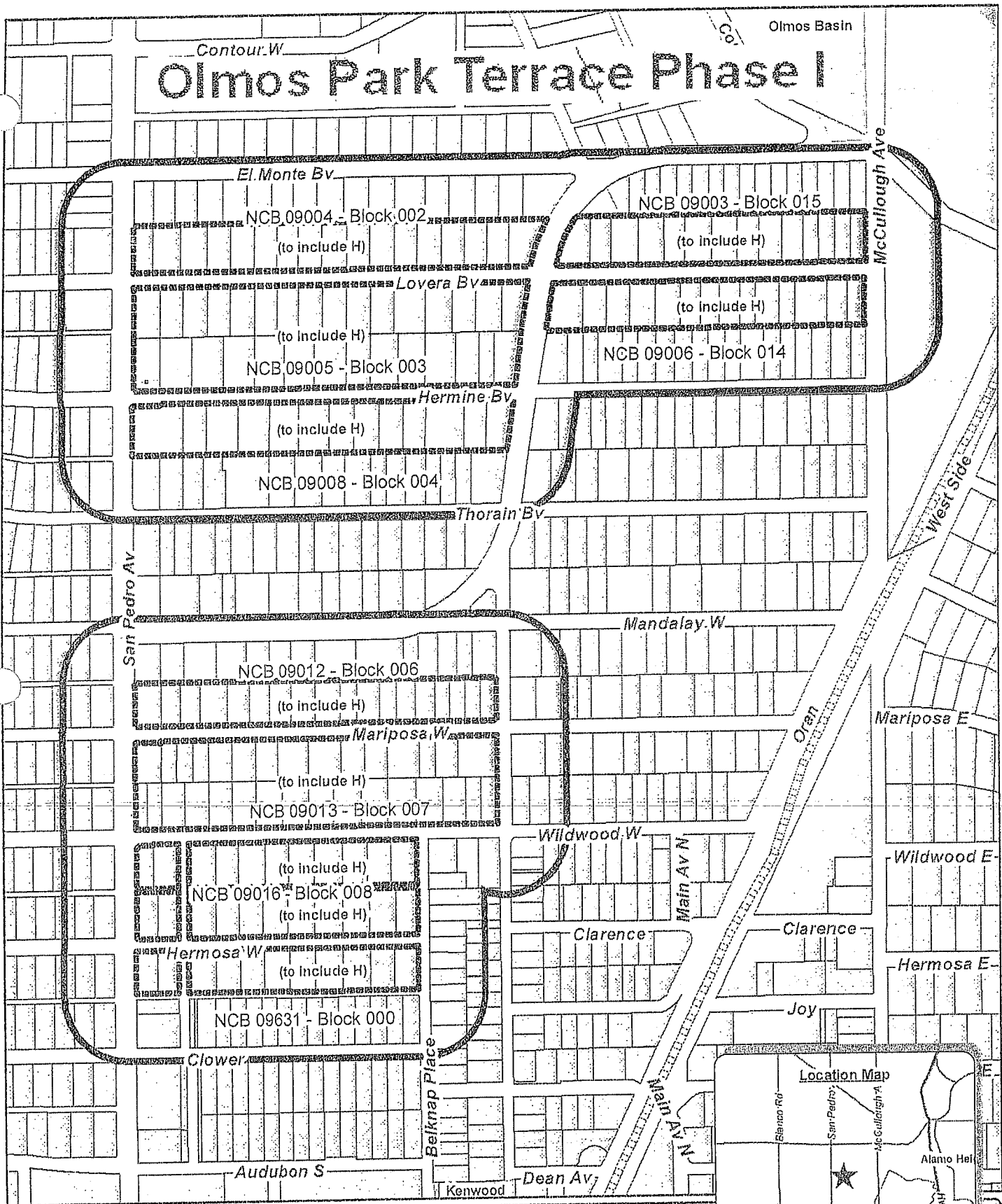
Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Pedro Vega 207-7980

PROPERTY DESCRIPTIONS:

NCB 9009 Blk 5 Lot 28, 29 & 30
NCB 9007 Blk 13 Lot 9 10 & W 12.5 ft of 11
NCB 9007 Blk 13 Lot 79 80 and 81
NCB 9007 Blk 13 Lot 53 54 and 55
NCB 9008 Blk 4 Lot W 22.8' of 86, 87, E 11.5' of 88 & W Pt of 85
NCB 9006 Blk 14 Lot 67 68 & W 8.33 ft of 66
NCB 9008 Blk 4 Lot 77, 78, 79 & W 12.5 ft of 76
NCB 9008 Blk 4 Lot 99
NCB 9010 Blk 12 Lot 43 and 44
NCB 9010 Blk 12 Lot 24, 25, E 5 ft of 23 & W 15 ft of 26
NCB 9008 Blk 4 Lot 91, 92 & 93
NCB 9007 Blk 13 Lot 16, E 8 ft of 15 & W 21 ft of 17
NCB 9007 Blk 13 Lot 72 to 75
NCB 9006 Blk 14 Lot 58 & 59
NCB 9006 Blk 14 Lot 74 and 75
NCB 9006 Blk 14 Lot 76 & 77
NCB 9007 Blk 13 Lot 35 and 36
NCB 9010 Blk 12 Lot 41, 42 & E 12.5 ft of 40
NCB 9007 Blk 13 Lot 63 64, 65 & E 3 ft of 66
NCB 9010 Blk 12 Lot 38, 39 & W 12.5 ft of 40
NCB 9009 Blk 5 Lot 25 26 and 27
NCB 9006 Blk 14 Lot 51 and 52
NCB 9009 Blk 5 Lot 36 37 and 38
NCB 9009 Blk 5 Lot 7&8
NCB 9008 Blk 4 Lot 56 & 57 at 213 Thorain
NCB 9010 Blk 12 Lot 27, 28, E 10 ft of 26 & W 12.5 ft of 29
NCB 901 Blk 12 Lot 32, 33 & 34
NCB 9009 Blk 5 Lot 17, 18 & 19
NCB 9006 Blk 14 Lot 71 Thru 73
NCB 9007 Blk 13 Lot 18 19 and E 4 ft of 17
NCB 9007 Blk 13 Lot 20 Thru 22
NCB 9007 Blk 13 Lot 61 62 and W 19 ft of 60
NCB 9006 Blk 14 Lot 65, W 16.67 ft of 64 & E 16.67 ft of 66
NCB 9007 Blk 13 Lot 7&8
NCB 9007 Blk 13 Lot 67, W 22 ft of 66 & E 23 ft of 68
NCB 9007 Blk 13 Lot 3&4
NCB 9007 Blk 13 Lot 44 and 45
NCB 9008 Blk 4 Lot 54 and 55
NCB 9010 Blk 12 Lot 7, 8 & W 12.5 ft of 9
NCB 9006 Blk 14 Lot 56 & 57
NCB 9008 Blk 4 Lot 58 and 59
NCB 9006 Blk 14 Lot 60 and 61
NCB 9007 Blk 13 Lot 76, 77 & 78
NCB 9008 Blk 4 Lot 50 Thru 53
NCB 9008 Blk 4 Lot 89, 90 & W 13.5 ft of 88
NCB 9009 Blk 5 Lot 5&6
NCB 9008 Blk 4 Lot 60 61 & E 12.5 ft of 62
NCB 9006 Blk 14 Lot 78 and 79
NCB 9009 Blk 5 Lot 45 and E 15 ft of 44
NCB 9007 Blk 13 Lot S 163.3 ft of 82 & 83
NCB 9007 Blk 13 Lot 23 Thru 25
NCB 9010 Blk 12 Lot 30, 31 & E 12.5 ft of 29
NCB 9009 Blk 5 Lot 9 10 and 11
NCB 9007 Blk 13 Lot 26 Thru 28
NCB 9010 Blk 12 Lot 12 13 and 14
NCB 9008 Blk 4 Lot 65 and 66
NCB 9010 Blk 12 Lot 35, 36 & 37
NCB 9010 Blk 12 Lot 18 19 and 20
NCB 9007 Blk 13 Lot 29 30 and 31
NCB 9009 Blk 5 Lot 33 34 and 35
NCB 9006 Blk 14 Lot 62 63 and E 8.33 ft of 64
NCB 9008 Blk 4 Lot 80, 81, 82, 83, 84, E 24.88 ft of 85 & E 2.2 ft of 86
NCB 9008 Blk 4 Lot 67 68, 69 and E 5 ft of 70
NCB 9009 Blk 5 Lot 23 and 24
NCB 9009 Blk 5 Lot 12 and 13
NCB 9010 Blk 12 Lot 1&2
NCB 9007 Blk 13 Lot 42 and 43
NCB 9007 Blk 13 Lot 37 Thru 39
NCB 9006 Blk 14 Lot 42 43 & E 12.5 ft of 44
NCB 9006 Blk 14 Lot 53 Thru 55
NCB 9006 Blk 14 Lot 69 and 70
NCB 9007 Blk 13 Lot 46 and 47
NCB 9007 Blk 13 Lot 12 E 12.5 ft of 11 & W 12.5 ft of 13
NCB 9009 Blk 5 Lot 31 & 32
NCB 9007 Blk 13 Lot 5&6
NCB 9007 Blk 13 Lot 50, 51 & 52
NCB 9007 Blk 13 Lot 48 and 49
NCB 9010 Blk 12 Lot 21 22 and W 20 ft of 23
NCB 9007 Blk 13 Lot 14 E 12.5 ft of 13 & W 17 ft of 15
NCB 9007 Blk 13 Lot 40 and 41
NCB 9010 Blk 12 Lot 3&4
NCB 9007 Blk 13 Lot 56, 57, 58, 59 & E 6 ft of 60
NCB 9009 Blk 5 Lot 20, 21 & 22
NCB 9007 Blk 13 Lot 32 33 and 34
NCB 9009 Blk 5 Lot 14, 15 & 16
NCB 9007 Blk 13 Lot 69 70, 71 and W 2 ft of 68
NCB 9008 Blk 4 Lot 71 72 and W 20 ft of 70
NCB 9006 Blk 14 Lot 40 and 41
NCB 9008 Blk 4 Lot 63, 64 & W 12.5 ft of 62
NCB 9009 Blk 5 Lot 42, 43 & W 10 ft of 44
NCB 9010 Blk 12 Lot 15 16 and 17
NCB 9007 Blk 13 Lot 1 & 2 & N 1.6 ft of 82 & 83
NCB 9010 Blk 12 Lot 10, 11 & E 12.5 ft of 9
NCB 9006 Blk 14 Lot 47 and 48
NCB 9008 Blk 4 Lot 73 74, 75 & E 12.5 ft of 76
NCB 9009 Blk 5 Lot 39, 40 & 41
NCB 9006 Blk 14 Lot 49 and 50
NCB 9009 Blk 5 Lot 2 3, 4 and E 20.5 ft of 1
NCB 9006 Blk 14 Lot 45 46 & W 12.5 ft of 44
NCB 9010 Blk 12 Lot 5 & 6

Olmos Park Terrace Phase I



Zoning Case Notification Plan

Case Z-2007-262

Council District 1

Scale: 1" approx. = 400'

Subject Property Legal Description(s): Various



Legend

- Subject Property
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain

Produced by the City of San Antonio
Development Services Department
(08/01/2007)

Olmos Park Terrace Phase II

W CONTOUR DR

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280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HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

November 07, 2007

CITY OF SAN ANTONIO

HDRC CASE NO: 2007-281

ADDRESS: 100 Block of Hermine, 100 Block of Thorain, 200 Block of Thorain

HISTORIC DISTRICT: Olmos Park Terrace Historic District, Phase II

APPLICANT: City of San Antonio, Historic Preservation Officer, P.O. Box 839966

OWNER: Various

TYPE OF WORK: Historic District Designation

REQUEST:

The Historic Preservation Officer is requesting a Certificate of Appropriateness for a finding of historic significance for Olmos Park Terrace Phase II. The Historic Preservation Officer is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of Historic District for Olmos Park 2. Consent forms in favor of the district designation have been signed by over 51% of property owners within the proposed district boundaries.

The Historic Preservation Officer is requesting a Certificate of Appropriateness for a finding of historic significance for Olmos Park Terrace Historic District. The Historic Preservation Officer is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of Historic District for Olmos Park Terrace. Consent forms in favor of the district designation have been signed by over 51% of property owners within the proposed district boundaries.

Olmos Park Terrace

Olmos Park Terrace was platted in 1931 by the North side Improvement Company, listing developer HC Thorman as president. (Volume 980, Pages 282, 283, 284 and 285.) The plat states residences "shall cost no less than Three Thousand Six Hundred (\$3,600) Dollars." Furthermore, "Block No. 1 lying north of the alley therein and fronting on Contour and Cavalier Drives may be used for business purpose, and also providing that Block no. 16, may be used for hotel or apartments." Portions of the original plat were replatted in 1931, 1946 and 1948 and evaluated to determine the potential historic districts boundaries.

Due to the Great Depression of 1929 construction was slow at first. According to the 1935 Sanborn Fire Insurance Map in 1935 only four streets were listed, by 1938 the remaining four streets were listed in the index. According to Thorman's nephew the street was renamed by HC after his favorite Cigar and other street names or variations of the developer's own name. This short timeframe of construction also coincides with newspapers and advertisements found for Olmos Park Terrace.

"Work on 21 cottages has begun and plans completed for 11 more. All the houses will be of rock veneer with reinforced concrete foundations and thoroughly insulated. The garages will be attached." The 1937 advertisement talks about an extensive building campaign on the 200 block of Granada. (Granada is now Lovera Street.) A newspaper article, dated 1939, the developer of

the Olmos District intended to build more than 100 houses that year and was ahead of schedule. This included Olmos Park and Olmos Park Terrace. The article also stated recent sales with the following located in Olmos Park Terrace, these are 5-room houses of either red or white stone or fieldstone: 281, 275, and 258 W Hermosa, 237 Thorain, and 170 W Lovera. (June 4, 1939, Express News.)

HC Thorman

Herman Charles Thorman was born November 26, 1884, in Toledo, Ohio. He was the first generation born American of his German immigrant parents. Before moving to San Antonio, Thorman was a carpenter, builder, then a contractor in Toledo. He began his career as a builder in San Antonio in 1907.

Thorman was a prolific builder. According to a 1922 newspaper article, he built more than 750 dwelling in fourteen years, averaging 20 to 40 houses a year. Some of the neighborhoods he developed were, Olmos Park, Park Hill Estates, HC Thorman's Subdivision, Country Club Place and West Ashby Street in today's Tobin Hill. Newspaper advertisement in the 1920s also indicated he bought lots in built houses in other subdivision such as Kayton Avenue in Highland Park. Olmos Park Terrace shows the evolution of Thorman from a "subdivider" and "home builder" to the "Operative Builder" thus reflecting the evolution of Developers and Development Process in America. (National Register Bulletin: Historic Residential Suburbs.) Thorman died on May 17, 1954.

Eligibility

Olmos Park Terrace is eligible for the National Register of Historic Places.

Area of Significance of Community Planning and Development at the Local Level.

Period of Significance: 1931 to 1940 (date of plat to beginning of WWII).

Criterion B: Association with HC Thorman, real estate developer in San Antonio

Criterion C: Buildings which embody distinctive characteristics of a type, period, and method of construction. Thorman's stone cottage is distinctive of its decade and style and marks the timeframe between the Bungalow Style popular in the 1920s and the Minimal Traditional Style of post war construction in the 1940s.

UDC

35-607 Final Evaluation

- Properties that are part of a cluster which provide specific representation of an architectural era
- Buildings which constitute a particular or unique example of architectural type or historic period
- Buildings that physically and spatially comprise a specific historic or architectural environment of related buildings that represent the standards and tastes of a specific segment of a community or neighborhood
- Resources that contribute significantly to the historic character of the scene
- Resources which establish a neighborhood identity by creating a continuity within an area

North Central Community Plan

- Goal 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.
- Goal 6: Create a positive community image and instill community pride.

The proposed district is shown on the accompanying map and contains the following properties:

- 100 Block of Hermine
- 100 Block of Thorain
- 200 Block of Thorain.

Staff recommends a finding of historic significance for the area as Olmos Park Terrace Historic District. The area clearly meets the criteria of the code for local historic district designation, per Sections 35-607 based on the following:

- Properties that are part of a cluster which provide specific representation of an architectural era united by the pattern of physical development and architectural character.
- Buildings which constitute a particular or unique example of architectural type or historic period

- Buildings that physically and spatially comprise a specific historic or architectural environment of related buildings that represent the standards and tastes of a specific segment of a community or neighborhood
- Resources that contribute significantly to the historic character of the scene
- Resources which establish a neighborhood identity by creating a continuity within an area

It is a visible reminder of the architectural heritage of the community and has architectural and cultural integrity of location, design, materials, and workmanship. The proposed historic district is united by the pattern of physical development and architectural character.

COMMISSION ACTION:

Approval for a finding of historic significance for Olmos Park Terrace Phase II and also recommendation for approval to the Zoning Commission and to the City Council for designation of Historic District for Olmos Park Terrace Phase II.



Ann Benson McGlone
Historic Preservation Officer

Neighborhood and Urban Design Division

Zoning Case Review

☐ **Zoning Case No.:** Z2008046H

Existing Zoning: R-4 & O-2

Requested Zoning: R-4H & O-2H

Registered Neighborhood Association(s):
Olmos Park Terrace NA

Neighborhood/Community/Perimeter Plan:
North Central Community Plan

Future Land Use for the site:
Low Density Residential land use

Other Comments:

Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater.

☐ The request does not change the base zoning and thus is consistent with the Plan.

Analysis:

☒ Request conforms to Land Use Plan ☐ Request does not conform to Land Use Plan

Staff Recommendation:

☒ Supports ☐ Recommends Denial

☐ Alternate Recommendation

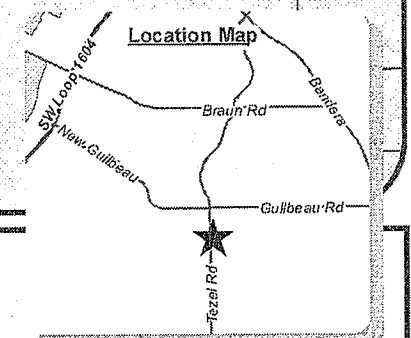
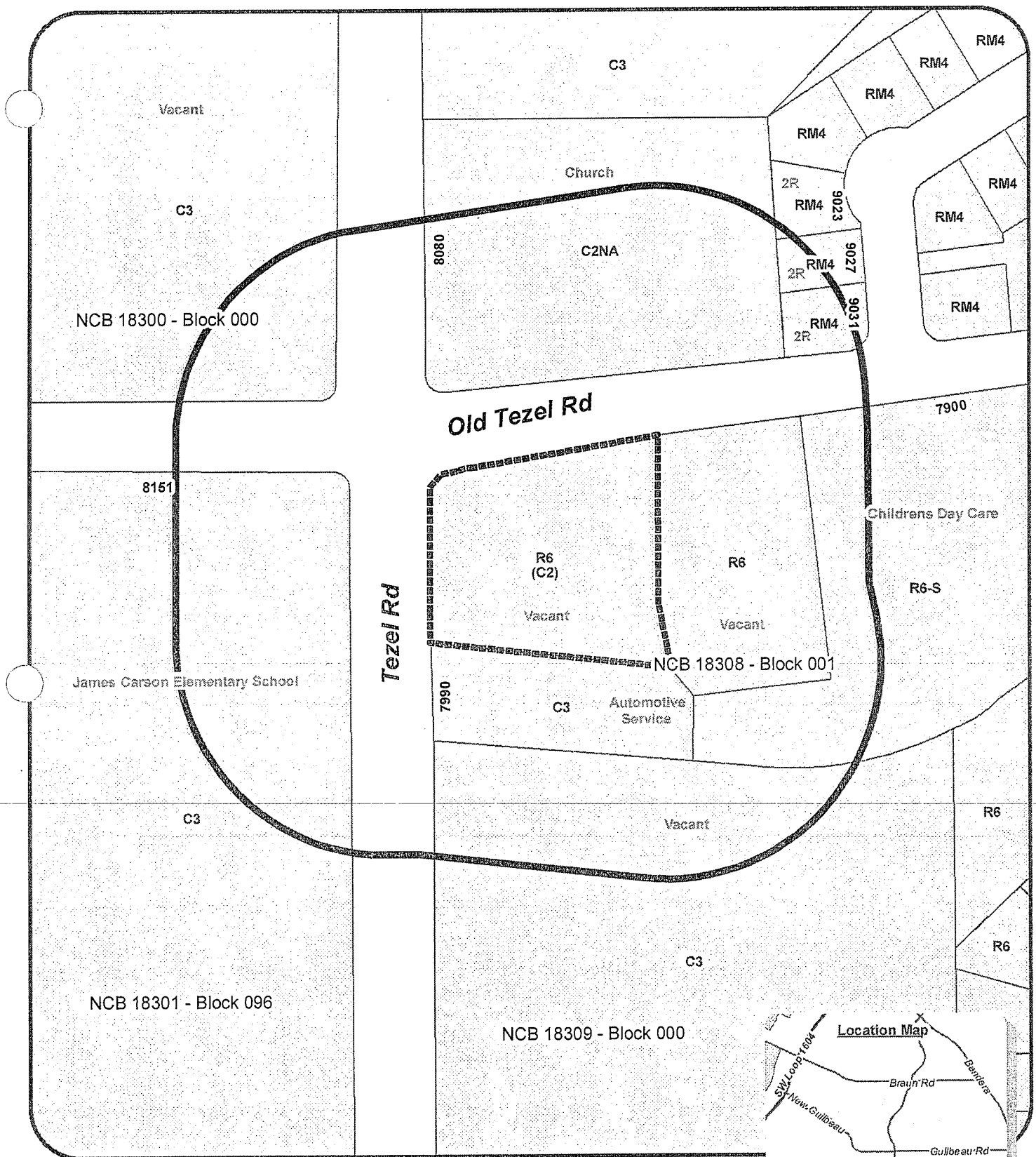
Reviewer: Zenon F. Solis

Title: Sr. Planner

Date: 12/13/2007

Manager Review: Nina Nixon-Mendez

Date:



Zoning Case Notification Plan

Case Z-2008-039

Council District 7

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 1 Exc NW Irr 15.40 Tri and NE Irr 31.98 of Lot 2 - NCB 18308 - Block 001

Legend

- Subject Property (0.927 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/28/2007)

CASE NO: Z2008039

Final Staff Recommendation - Zoning Commission

Date: December 18, 2007

Council District: 7

Ferguson Map: 547 B8

Applicant Name:

Phil Garay

Owner Name:

Adalberto Hernandez

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 1 and Lot 2 , Block 1, NCB 18308 (.927 acres)

7900 Block of Tezel Road

Southeast Corner of Tezel Road and Old Tezel Road

Proposal: Commercial Use

Neigh. Assoc. Tezel Heights Homeowner's Association is within 200 feet

Neigh. Plan Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

The Northwest Community Plan calls for Community Commercial land uses at this location. Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact.

Approval.

The subject property is located on northwest side of San Antonio along Tezel Road, which is identified as a major thoroughfare. The surrounding zoning consists of "R-6" Residential Single-Family District to the east and "C-3" General Commercial District to the south. "C-2NA" Commercial Nonalcoholic Sales District across Old Tezel Road to the north and "C-3" General Commercial District across Tezel Road to the west and northwest. The subject property is within the Northwest Community Plan area and is within 200 feet of the Tezel Heights Homeowner's Association. Immediately to the south of the subject property is an automotive service; to the east vacant land, to the north across Old Tezel Road, a church and to the east across Tezel Road a school. The 0.927 acres is proposed to be developed for commercial use and to expand the automotive service, which is located at 7990 Tezel Road, with additional employee and customer parking. The "C-2" Commercial District would be more appropriate and compatible at this location than the current zoning.

The subject property was annexed into the City of San Antonio in December of 1987. In 2002, following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous Temporary "R-1" Single-Family Residence District.

C-2 districts accommodate commercial and retail uses that are more intensive in character than NC and C-1 uses, and which generate a greater volume of vehicular traffic and/or truck traffic. C-2 uses do not allow outdoor storage or display of goods except for outdoor dining.

CASE MANAGER : Pedro Vega 207-7980



Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008039

Existing Zoning: R-6

Requested Zoning: C-2

Registered Neighborhood Association(s):

Tezel Heights Neighborhood Association

Neighborhood/Community/Perimeter Plan:

Northwest Community Plan

Future Land Use for the site: Community Commercial

Low Density Residential includes Single Family Residential on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Locations for Community Commercial include along arterials. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Supports

☐ Recommends Denial

☐ Alternate Recommendation:

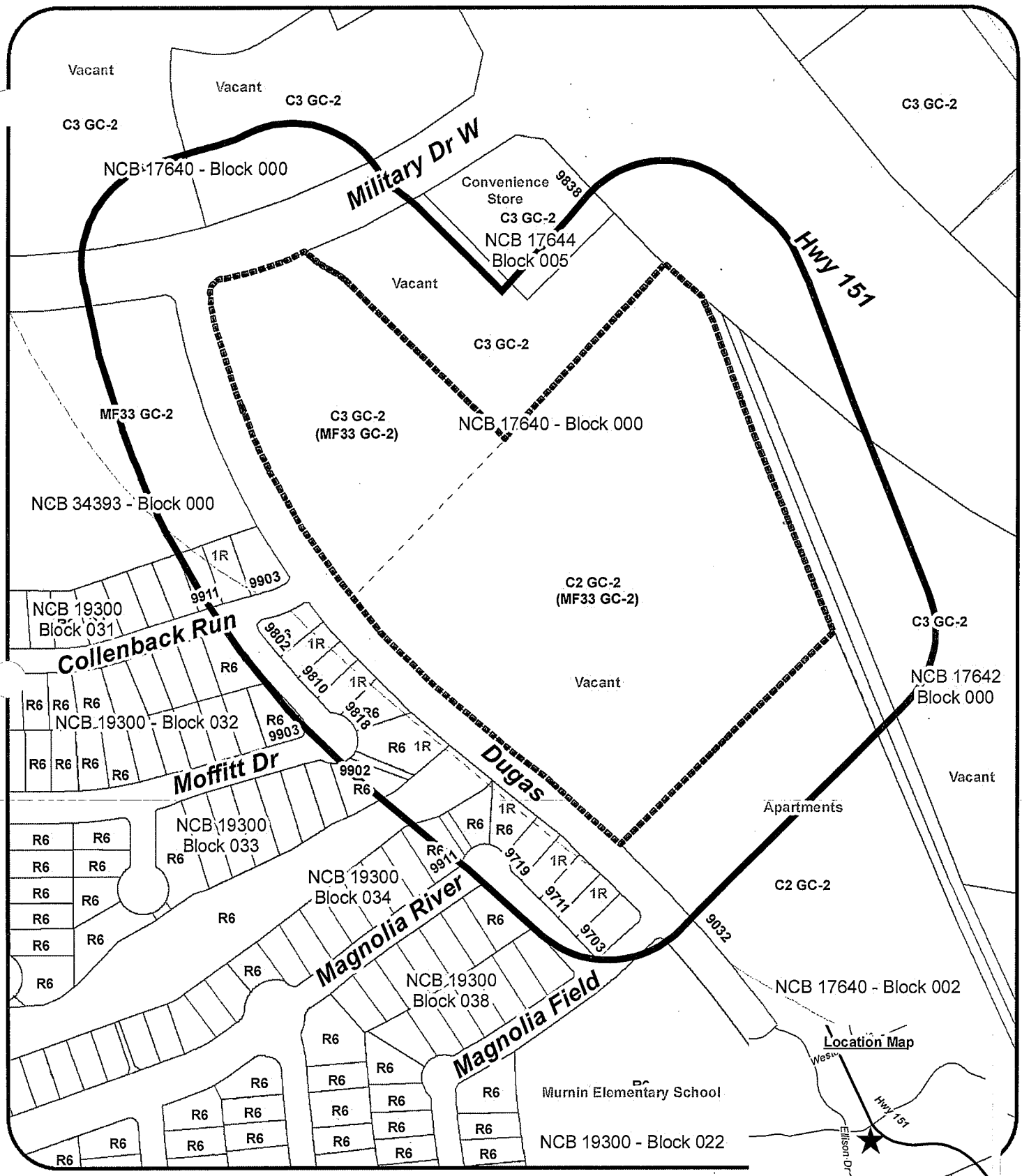
Reviewer: Tamara Palma

Title: Planner

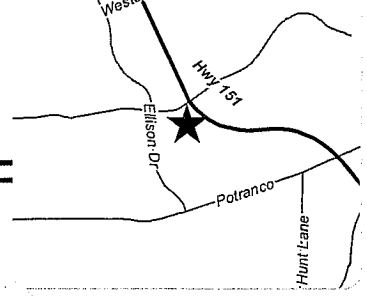
Date: 12/13/2007

Manager Review: Nina Nixon-Mendez

Date: 12/13/2007



Location Map



Zoning Case Notification Plan

Case Z-2008-042

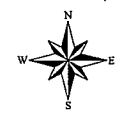
Council District 6

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Parcels P-32 & P-21 - NCB 17640 - Block 000

Legend

- Subject Property (17.507 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/29/2007)

CASE NO: Z2008042

Final Staff Recommendation - Zoning Commission

Date: December 18, 2007

Council District: 6

Ferguson Map: 612 E2

Applicant Name:

Agrestic I, LP

Owner Name:

Elite Development, Inc.

Zoning Request: From "C-3" GC-2 General Commercial Gateway Corridor District-2 and "C-2" GC-2 Commercial Gateway Corridor District-2 to "MF-33" GC-2 Multi-Family Gateway Corridor District 2.

Property Location: P-32 and P-21, NCB 17640

West Military Drive and Dugas Road

Southeast corner of West Military Drive and Dugas Street

Proposal: To allow for multi-family use

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level-1 Traffic Impact Analysis was submitted and approved.

Staff Recommendation:

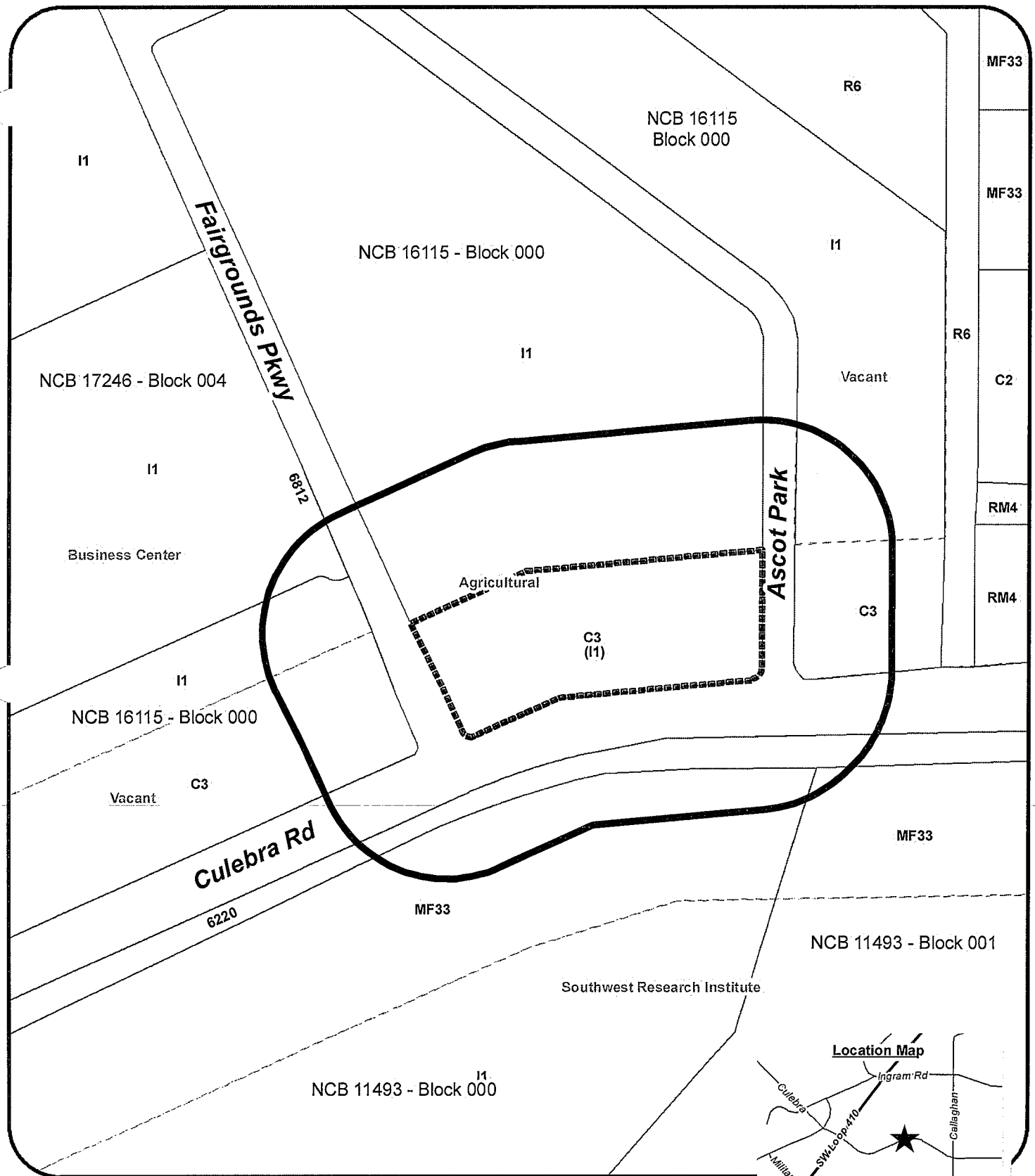
Approval.

The requested multi-family district is appropriate, as the subject property fronts on a secondary arterial (West Military Drive) and an expressway (Highway 151) access road. Multi-family land uses are encouraged in areas where supporting transportation, commercial facilities and major institutional and employment centers are in place. Additionally, medium and high density residential districts also serve as transitional districts between non-residential and single family residential land uses.

The subject property was annexed in 1984 and totals about 17.5 acres on an undeveloped track. The existing C-2 and C-3 commercial districts were converted from B-2 and B-3 districts. The subject property abuts Dugas Road to the west, an apartment complex to the south, West Military Drive, an undeveloped commercial lot to the north and Highway 151 access road to the east. Across Dugas Road is primarily single-family residential units and an elementary school is located to the south. West Military Drive is a Secondary Arterial "Type A" and a convenience store with a gas station is located at the corner of Highway 151.

The applicant's request is to downzone the property from its current commercial district to multi-family residential district. The request appears to be beneficial and appropriate at this location. A density of 33 units per acre is allowed and the height will be limited to 45 feet.

CASE MANAGER : John Osten 207.2187



Zoning Case Notification Plan





Case Z-2008-043

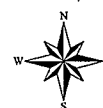
Council District 6

Scale: 1" approx. = 200'

Subject Property Legal Description(s): A Portion of Parcels P-5A & P-66 - NCB 16115 - Block 000

Legend

Subject Property  (2.38 Acres)
 200' Notification Buffer 
 Current Zoning **R6 (R6)**
 Requested Zoning Change 
 100-Year FEMA Floodplain 



Location Map



City of San Antonio - Development Services Dept
(11/29/2007)

CASE NO: Z2008043

Final Staff Recommendation - Zoning Commission

Date: December 18, 2007

Council District: 6

Ferguson Map: 614 B1

Applicant Name:

The Westmoreland Company, Inc.

Owner Name:

Texas General Land Office

Zoning Request: From "C-3" General Commercial District to "I-1" General Industrial District.

Property Location: Lots P-5A and P-66, NCB 16115

2.38 acres out of NCB 16115

North side of Culebra Road, between Fairgrounds Parkway and Ascot Park Drive.

Proposal: To allow development of a FedEx ground facility.

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level-1 Traffic Impact Study has been submitted.

Staff Recommendation:

Approval.

The subject property is an undeveloped 2.38 acre tract located on City's northwest side. The subject property is within Alamodowns Business Park which predominantly has General Industrial zoning district. The subject property is situated on Culebra Road, between Fairgrounds Parkway and Ascot Park Drive. This area was annexed by the City of San Antonio in 1972. The subject tract is a part of a 14.03 acres parcel, which is zoned "I-1" General Industrial District.

The applicant is requesting this zoning change in order to allow the subject property to be utilized for a cargo/parcel distribution center. Adjacent parcels to the north and east are still undeveloped and have industrial zoning districts. Parcels across from Fairgrounds Parkway are developed and have industrial uses and zoning districts. The parcels across from Culebra Road are zoned for multi-family uses.

Considering the location of the subject property within a business park, fronting a Secondary Arterial "Type A" thoroughfare which intersects with the Loop 410, and finally being a small part of a parcel which already has an industrial zoning district, approval of the request is appropriate.

The I-1 district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. I-1 must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

CASE MANAGER : John Osten 207-2187